

Design and Access Statement

Proposed Extension and Alterations

Deanlands, Stockcroft Road, Balcombe, West Sussex, RH17 6LN

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed extension and alterations to the above property. The property comprises a large detached property, in a street of large individual detached houses, located on the east side of Stockcroft Road, Balcombe, West Sussex. While the property is not listed, it is situated in the Balcombe Conservation Area. The site is also located within the High Weald Area of Outstanding Natural Beauty. The property was extended circa 2007, when a large two storey extension was added to the north side of the original property. The proposal comprises the construction of a modest single storey extension to the rear/side of the property, to allow the creation of a large open plan kitchen/dining/family room.
Use	The property is a domestic dwelling and this will not alter.
Amount	The gross floor area of the existing property is a 254m² (excluding the existing integral garage). The proposed extension will add a further 24.80m².
Layout	The proposed extension will be located to the rear/side of the existing house and it will not be visible from the public highway to the front. There is good separation between the side of the proposed extension and the boundary fence of approximately 4.6m.
Scale	It is considered that the size, height and overall scale of the proposal is acceptable.
Landscaping	Specific landscaping is not included in the proposal.
Design and Appearance	The walls of the proposed extension will be built in facing brickwork, to match those of the original building. The proposed flat roof will be surrounded and disguised by a "tiled fascia" clad with tiles that match those on the main house. The new window and French doors will have white P.V.Cu frames to match existing.
Access	Principal access to the property will continue to be via the existing front door, which is not being changed.

Site Photographs



South West (Front) Elevation – from Stockcroft Road



North East (Rear) Elevation



View looking down the rear garden