

Planning Statement

Proposed Side and Rear Extension, Loft Conversion, Garage, New windows and Alterations

Site Address

6 Folders Lane, Burgess Hill, RH15 0DR

1. Introduction

This planning statement has been prepared in support of a householder planning application for:

- A **single-storey flat roof side and rear extension**
- Construction of a **side-attached single garage**
- A **loft conversion with rooflights (Velux windows)**
- **Change of use of the existing attached garage to a bedroom**
- Enlargement of **one rear elevation window**
- **Two new windows to the double height entrance hall.**
- Installation of **new triple glazed aluminium windows throughout the property**

The proposals are designed to improve the functionality, energy efficiency, and overall appearance of the dwelling while remaining sympathetic to the surrounding residential context.

2. Site and Surroundings

The application site comprises a typical residential property located within an established residential area characterised by a mix of similar dwellings. Properties in the area display a range of extensions and alterations, including rear extensions, loft conversions, and garage conversions, indicating an established pattern of development and adaptation.

The site benefits from existing off-street parking.

3. Description of Development

3.1 Single Storey Side and Rear Extension

A single-storey extension with a flat roof is proposed to the side and rear of the property. The extension will:

- Provide additional living accommodation
 - The new flat roof part replaces the existing flat roof and extends over the new extension
 - Feature contemporary detailing, consistent with modern additions in the local area
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3.2 Side-Attached Garage

A new single garage is proposed on the side elevation, designed to:

- Replace the functionality of the existing garage being converted
 - Maintain off-street parking provision
 - Integrate with the existing house in terms of scale and design
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3.3 Loft Conversion with Rooflights

The proposal includes a loft conversion incorporating:

- Velux-style rooflights positioned on the roof slope
- No alteration to the ridge height or overall roof form
- Minimal visual impact from the street scene

This will provide additional habitable space without significantly altering the building's external appearance.

3.4 Conversion of Existing Garage to Bedroom

The existing integrated garage will be converted into a bedroom, involving:

- Insulation and internal alterations
 - Replacement of the garage door with two windows
 - Works consistent with permitted residential use
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3.5 Alterations to Rear Elevation

- Enlargement of one existing rear window to improve natural daylight and views to the garden

- One small window to the existing lounge to be removed.
 - These changes will not result in overlooking or loss of privacy due to their rear-facing orientation
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3.6 New Windows (Black Aluminium)

All existing windows are proposed to be replaced with:

- Flush finish Black aluminium-framed units
 - A contemporary finish that enhances the overall appearance of the property
 - High-performance glazing to improve thermal efficiency, triple glazed.
 - Two new windows to the entrance hall. Four existing windows to be removed.
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4. Design and Appearance

The design approach is contemporary yet respectful of the host dwelling and surrounding properties:

- The **flat roof extension** is in keeping with the existing side extension
- Materials are chosen to complement the existing property
- The **black aluminium windows** provide a cohesive, modern aesthetic
- Rooflights are flush-fitting and discreet on the sloping roofs

Overall, the proposal results in a well-integrated and visually improved dwelling.

5. Impact on Neighbouring Amenity

The proposed development has been carefully designed to minimise impact:

- The **single-storey height** ensures no significant loss of light or outlook and building footprint does not go past the rear building line of the nearest neighbouring property.
 - The extension depth and positioning avoid overbearing effects
 - Rooflights on the west elevation are positioned in a bathroom and over the stairs for additional head height only.
 - Enlarged rear window face the applicant's garden and are typical of such developments
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6. Highways and Parking

- The loss of the existing garage is offset by the **new side-attached garage**
 - Existing parking arrangements are maintained
 - No adverse impact on highway safety is anticipated
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7. Conclusion

The proposed development:

- Enhances the functionality and usability of the dwelling
- Maintains the character of the area
- Protects neighbour amenity
- Provides a high-quality design response

The works are modest, appropriate, and in keeping with the established pattern of development.

Recommendation

It is respectfully requested that planning permission be granted.