

**Design
and
Access Statement
Including a Planning statement
and
Sustainability statement**

For

Mr J Baxter

Proposed new dwelling
attached to No 24a

Oak Hall Park Burgess Hill
RH15 OBX

May 2025

This is a Design and Access Statement including Planning and sustainability statements on behalf of Applicant:

Josh Baxter owner of no 24 and 24a Oak Hall Park

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ALL statements are to be read in conjunction with drawings/information shown below

1.0 Introduction

- 1.1 This is a Design and Access/Planning, and sustainability Statement prepared to accompany a planning application for a new small, semi-detached dwelling attached to no 24a Oak Hall Park.

1.2 This application follows the granting of planning approval at 24a for a 'change of use' to separate dwelling. ref DM/23/1926 approved 11th October 23 and an approval for new vehicular access and parking for no 24a

1.3 The following drawings and tree report are to be read in conjunction with this application

Drg 10a Plans and elevations as existing.

Drg 1A Proposed floor plans and elevations: North (Side) East (Street)

Drg 2D Proposed external layout showing **Proposed Habitat**/landscaping

Drg 3 Proposed '*Illustrative views*' East... Street scene and a view taken from the railway station footpath looking at the end (north) and rear (west) elevations

Drg 4A Proposed rear (West) elevation and **Baseline Habitat**.

Site Location plan 1:1250

Site Block Plan 1:500

Tee Report and Drg no J.60. 12/01 Rev A. Broad oak tree consultants Ref J60.12 16th April 25

Photographs showing the existing fencing, trees and rear garden areas

2.0 Use

2.1 The proposed use will be as a 1 Bed /2-person separate dwelling

2.2 It complies with the Dept. for Communities and Local government ...'Technical housing standards' Table 1.. see below

3.0 Amount

3.1 It now forms valuable accommodation not only for a first-time buyer or a retired person/couple. It is in a unique position within walking distance of all essential facilities...**especially the main line station of Burgess Hill.**

3.2 The impact of this 'side extension' is minimal...which is a key factor raised by the appeal inspector in his decision letter dated 18th July 22 ref APP/D3830/W/21/3289742

3.3 There are two key factors in relation to impact of the proposed new dwelling ...firstly it is set back from the existing no 24 and 24a and secondly, its set down using existing site levels to advantage. Please refer to Drg 3... illustrative views and to the photographs of the existing site

3.4 The area of the new dwelling complies with Government space standards for a 1 bed 2-person 2 storey dwelling. Actual area 61m² minimum space required 58m² GIA

4.0 Layout

4.1 The proposed plans are almost identical to the existing approved 1 bed 2 person dwelling no 24a

4.2 The gardens for existing no 24a and for the proposed dwelling 24b provide adequate amenity for a one bed/2 person dwelling

4.3 The approved access and parking recently approved would be relinquished

4.4 The double bedroom complies with environmental health space standards.

5.0 Scale

5.1 Planning Principles. The planning policies are set out in the Mid Sussex local plan and in the permitted development rules.

5.2 Parking. Under the above inspector's decision letter and the approved application DM/23/1926 the principle of no parking has been accepted

6.0 Landscaping

6.1 See drawing Drg 2 . It's proposed to replace existing and artificial grass with natural grass and planting. Secure covered bike and bin storage will be provided

6.2 As part of this proposal **the applicant is offering to improve public amenity by setting his fence line back and continuing the existing laurel hedge** ...see Drgs 2D and 3

6.3. An application was requested when the existing brick wall (along the western boundary of no's 24 and 24a starting to lean dangerously. It was removed and replaced by a laurel hedge (approved) The hedge has never become established due to the verge over shadowing and choking the growing hedge. (The verge is a Highway responsibility) **With permission from the highways dept the applicant has offered to trim the verge so to allow the hedge to become established**

6.4 See the Tree report which confirms there are no adverse issues with existing trees... as a result of the proposed build

7.0 Appearance

7.1 The appearance of a no 24 and 24a will not change significantly as the proposed small side extension is well set back and down from the frontage and from the most significant view...from the station footpath...(see drg 3). **This is probably one of the most frequently used paths .. by Burgess hill residents ...**

7.2 The proposed no 24b, new dwelling, uses materials to match the existing property.

8.0 Access The new dwelling is accessible forma ramped approach to the front door

9.0 Sustainability

9.1 24B will incorporate the following: high standards of roof wall and floor insulation, an air source heat pump, solar panels (two west facing roof slope) a battery, taps to limit water wastage

10.0 Conclusions

10.1 This application will enable 24b to provide **a much-needed small home (1 bedroom /2 person) in a highly sustainable and unique location.** There is adequate space for both the proposed dwelling and garden amenity to both 24A and the new dwelling

10.2 The impact of this proposal is minimal ..there is virtually no change to the most viewed position i.e. On approach from the station car park footpath. Please refer to Drg 3 and to the photograph taken from the same position

In fact, the applicant is offering to considerably improve public amenity by planting a new hedge and maintaining the existing verge to as to allow the existing hedge to become property established

10.3 The character and design compliments and fits a in with the existing character and design of Oak Hall Park. if you walk around the area, you can see

that there's a mix of the juxtaposition of houses and bungalows... some are attached through their garages some are joined in different ways ..see photos

10.4 The orientation and design with the proposed additional roof ... allow scope for an efficient use of solar panels ...both the east and west slopes. Compliance with current building regs and being semi-detached. ...All help reduce carbon emissions.

George Baxter May 2025