

Kernow, Deanland Road, Balcombe, West Sussex .

DESIGN & ACCESS STATEMENT
FOR
PROPOSED SIDE EXTENSION AT
KERNOW
DEANLAND ROAD, BALCOMBE, WEST SUSSEX



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Prepared by:

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1.0 The property

The property known as Kernow is a two storey detached house located on the corner of Deanland Road and Oldlands Avenue, Balcombe, West Sussex.

Kernow is likely to have been built in the 1970's and is built mainly with brick elevations under a fully hipped tiled roof. There are no particularly notable architectural features and is of typical construction and appearance for the period it was constructed. To the side is a double garage and there is a shingle driveway with a significant area for off road parking. The site is generally level and to the front and rear there are good sized gardens. The boundaries to the site are clearly defined and have a variety of mature shrubs and trees and fences etc which will be retained.



Rear Elevation



Existing Garage from the south east



Existing Garage from the south west

2.0 The Project

It is proposed to demolish the existing double garage on the south side of the house and to build a two storey extension with a new double garage and accommodation at first floor level. The purpose of the proposals is to provide linked accommodation for the owner's elderly mother who will be requiring greater levels of care in the future.

3.0 The Design

The proposals have been designed to similar proportions and materials to blend in with the existing property as far as possible. Elevations are in fair faced brick and the roof is a continuation of the existing hipped roof covered with tiles. The first floor at the front of the building is set back to form a veranda overlooking the front drive and garden. This is designed to create a feature and add character to the property and complement the existing veranda.

There is to be a direct internal connection to the main house via the garage.

The Design is deemed to satisfy Mid Sussex Local Planning guidance policies as follows:

B1 – Design

- a) The extension has been sensitively designed to respect its existing character
- b) Specified materials are to be of a quality, type and colour appropriate to the site and its surroundings.
- c) Adequate consideration has been given to the spaces between and around the propose extended property
- d) The proposals can incorporate suitable new screening of trees and shrubs appropriate to the site and location.

H13 – Extensions to dwellings in the countryside

- a) The existing dwelling and site are physically suitable to accommodate the extension
- b) The proposal does not result in the loss of a dwelling.
- c) Highway access and on site parking are adequate for the proposal.
- d) The proposals is appropriate to its setting and not obtrusive in the landscape.
- e) The proposals is appropriate to the scale of the dwelling and its build and natural setting.

4.0 Access

Access to the main property from the street remains the same. There is direct internal access between the house and the extension via doors within the garage.

An addition entrance to the first floor extension is to be provided on the south side of the garage leading to an internal staircase to first floor level. This entrance is not visible from the road. The main purpose for this entrance is to install a small lift between ground and first floor level for when the owners mother becomes less mobile.

5.0 Summary

The proposals have been carefully assessed and are as sympathetic as possible to preserving and enhancing the character and appearance of the property. Overall the proposals accords with the policies of the local plan and approvals already implemented in the area. The proposals amount to sympathetic extension to the property and we trust that officers and members of the Local Planning Authority will concur with our assessment and favourably determine the subject application.