

Planning / Heritage Statement
for
Rear Extension Over Existing at:
45 Crescent Road
Burgess Hill

Job Ref:

Client
Mr & Mrs. P Clifford

Date:
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Prepared by:
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Rev:

SITE AND SURROUNDINGS:

45 Crescent Road is a large detached two storey dwelling located to the northern side of Crescent Road, the application site is bounded by No. 47 on the eastern (side) boundary, No.43 on the western (side) Boundary, with No.5, 7 and Flats A-E 3 Park Road to the north (rear) of the site. The application site is designated as being within the built-up area boundaries of Burgess Hill and is designated as being within a Conservation Area.

AMOUNT:

The proposal is to add a first-floor extension over the existing orangery to the rear of the property.

LAYOUT:

The proposal looks to increase the size of the existing first floor bedroom. There would be a new window to the rear elevation (north) protecting the amenity of the neighbouring properties to the East & West. Due to the size of the rear gardens to both Crescent Road & Park Road, there is sufficient distance between the rear of the proposal & the rear gardens of the properties to the North

SCALE:

The extension will follow the form of the existing building to the extent of the orangery footprint.

APPEARANCE & MATERIALS:

The external walls will be tile hung under a plain tile roof all to match with existing. The new window will be white uPVC matching the style of the original property

PLANTING & LANDSCAPING:

The proposal does not seek to change any of the external landscaping

ACCESS & PARKING:

There is currently off-road parking for 3 cars, the proposal does not look to increase the number of bedrooms / occupants & as such there are no plans to change this. The application site is in a highly sustainable location with the main high street a 10-minute walk away giving access to the bus / rail networks & an array of retail & leisure outlets.

CONCLUSION:

The design, size and scale of the extension is in keeping with the existing & surrounding dwellings & will not have an adverse impact on the character of the locality. The proposal does not result in an overbearing or unneighbourly form of development detrimental to the amenities of nearby residents & the character and style of the existing property is retained. There are sufficient car parking spaces within the curtilage of the dwelling and conforms to highway and access requirements