



Design and Access Statement  
*To support a Householder Application*

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Householder Application to allow for a two storey side extension, two storey and single store rear extension, new front porch and new car port with new entrance gates,

at

12 Brook Lane, Lindfield, RH16 2SG

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Design and Access Statement

on Behalf of

Mr and Mrs Nicholas

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# Contents

|     |                     |   |
|-----|---------------------|---|
| 1.  | Introduction .....  | 1 |
| 2.  | Use .....           | 1 |
| 3.  | Amount .....        | 2 |
| 4.  | Layout .....        | 2 |
| 5.  | Scale .....         | 2 |
| 6.  | Landscaping .....   | 3 |
| 7.  | Appearance.....     | 4 |
| 8.  | Access.....         | 4 |
| 9.  | Sustainability..... | 4 |
| 10. | Conclusion.....     | 5 |

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# 1. Introduction

- 1.1 This is a planning statement to accompany an application to allow for a two storey side extension, two storey and single store rear extension, new front porch and new car port with new entrance gates amendments to 12 Brook Lane, Lindfield.
- 1.2 The existing detached dwelling is a two storey brick house with red clay tile roof, white double glazed UPVC windows. There is a single storey attached garage built in the same red brick as the main house.
- 1.3 The property sits on the north side of Brook Lane, and Brook Lane is west of Lindfield centre. Brook Lane accommodates 29 houses, all of which are detached.
- 1.4 A bat roost assessment and flood risk assessment have been submitted as part of this application.
- 1.5 This application demonstrates the following:
  - a) The principle of the development is supported by the relevant planning policies within the Mid Sussex Planning Framework and the National Policy Framework.
  - b) The proposals have been designed to be an enhancement to the host building.
  - c) The design uses materials that are sympathetic and match the character and quality of the existing dwelling.

# 2. Planning Statement

## 2.1 Planning policy

The main planning policies relevant to this application are as follows:

- DP26 – Design and Amenity
- DP39 – Sustainability
- DG46-52 Household Extensions

## 2.2 Planning History

- 2012 – 12/000616/FUL Proposed Single Store Extension – Approved.

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- 1988 – LF/018/88 Two Storey Extension to Form Dining Room and Bedroom – Approved.
  - 1977 – CU/261/77 Proposed Alterations to an existing residential unit – Approved.

### 2.3 **Planning Principles**

The principle of the proposed works is deemed acceptable under the aforementioned planning policies in section 2 of this document.

Due to carefully chosen materials, the new additions will blend well with the existing main house and surrounding landscape.

## 3. Amount

3.1 The proposals comprise of the following works:

- Proposed two storey side extension.
- Proposed two storey rear extension.
- Proposed single storey rear extension.
- Proposed car port.
- Proposed driveway and pedestrian gates.

## 4. Layout

4.1 The layout of the existing house and garage can be viewed on the accompanying survey drawings.

4.2 The Layout of the proposed extensions to the main house, car port and driveway parking area can be viewed on the proposed drawings.

## 5. Scale

The proposed extensions are proportionate to the main house and reflect the scale adjacent properties within Brook Lane.

The design and scale of the proposed car port and associated gates entrance reflect the style and arrangement of other properties within Brook Lane.

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### 5.1 Neighbour Amenity

With reference to planning policy DP26 and given the property is detached and set back from Brook Lane road, there will be no impact on the neighbours amenity.

### 5.2 Design

With reference to planning policy DP26, the proposals demonstrate an extremely high standard of design quality. The use of traditional materials is considered to be the correct design approach, enabling the proposed extensions to respect the architectural integrity of the host dwelling.

5.3 The proposals are therefore able to demonstrate compliance with the relevant Mid Sussex District Council planning policies and the relevant policies within the NPPF.

5.4 The following materials are proposed for use in the development.

- **Extension walls** – Red facing brick to match existing house.
- **Extensions roofs** – Where pitched, traditional red clay tile to match existing house. Where flat, 3 layered felt system will be adopted.
- **Car Port** – Timber weatherboard cladding in a natural oiled finish with the roof finished in a traditional clay tile to match existing house.
- **Garden gates** – Natural oiled timber finish to the garden driveway gates and pedestrian gates.

## 6. Landscaping

6.1 The proposals will involve hard and soft landscaping to the immediate area around the new car port and rear extensions.

6.2 The site plan drawing illustrates the relationship between the landscape design with the proposed extensions and car port.

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- 6.3 To the reasons noted above, the architectural language and proportions of the proposed car port is respectful and in keeping with the scale and character of the existing building.

## 7. Appearance

- 7.1 The proposed appearance of the new extensions are intended to match the existing materials found on the main house. These details can be reviewed from the plans and elevations supplied with this application.
- 7.2 The design of the extended patio and driveway/parking area will match the existing materials found on site. To ensure that these new additions are sympathetic to the context.
- 7.3 The proposed appearance of the new car port will match the main house in its form and materiality.

## 8. Access

- 8.1 The proposal does not affect the existing access from the public highway.

## 9. Sustainability

- 9.1 The proposals are intended to offer an increased level of sustainability, both in its construction and its ongoing use.
- 9.2 All new lighting will be of the low energy type and new water fittings will receive aerated taps to reduce water consumption.
- 9.3 Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase where possible.
- 9.4 The new extensions will receive a high level of insulation to its walls, floor and roofs, with the windows and doors also meeting and exceeding current energy-efficiency standard.

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- 9.5 Local native planting will be introduced to encourage wildlife habitats and biodiversity.

## 10. Conclusion

- 10.1 By virtue of its design and detailing, the proposals demonstrate a high standard of design.
- 10.2 The proposals are of sensitive design that will greatly enhance the existing dwelling. To summarise:
- a) The proposed side and rear extensions are proportionate to the existing dwelling, with matching materials ensuring a cohesive and sympathetic design.
  - b) The introduction of a car port and entrance gates will enhance the property's frontage and strengthen its relationship with the street scene.
  - c) The revisions to the driveway and patio are modest in scale and appropriate to the size and form of the plot.
  - d) The site is in a sustainable location, and the proposals have been designed to safeguard the amenity of neighbouring properties.
- 10.3 For the reasons outlined above, the proposals comply with the relevant planning policies of the MSDC District Plan and the NPPF.