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Planning Support Document Summary of Planning Design Changes

Project: 3 Highfield Drive

Revision: 09 **Ref No:** Doc_01

1.0 Introduction

This summary sets out the concerns raised by the planning officer for previously submitted schemes and demonstrates how the design has been revised to mitigate these concerns.

There were no concerns identified by the planning officer in relation to the following:

- The first floor extension above the extended living room
- The views of the proposed works from the street to the east facing side of the property (the originally proposed massing on 1st floor between No#1 and No#3)

2.0 The mass of the rear extension



Submitted rear elevation (Application DM/21/2459)



Revised scheme rear elevation submitted November 2022

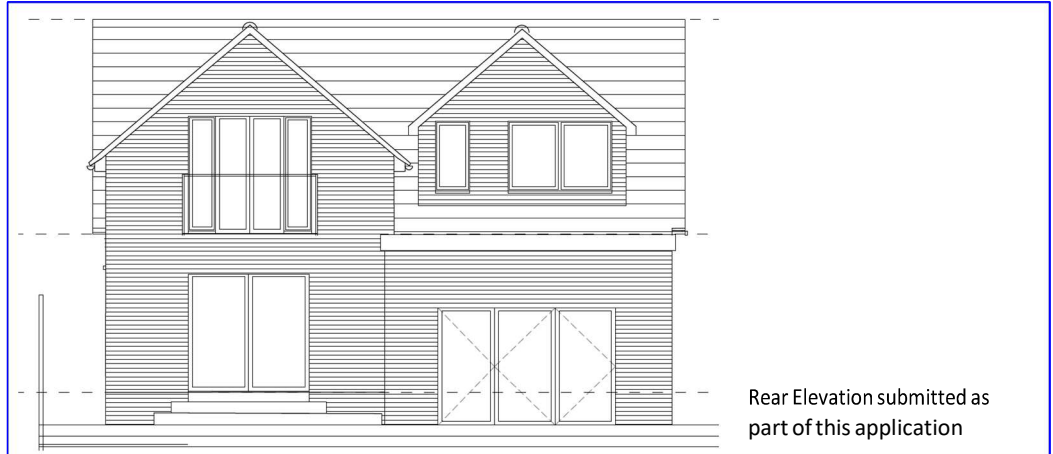


Revision submitted 2023 with overhang shown in red
(Application DM 23/0492)



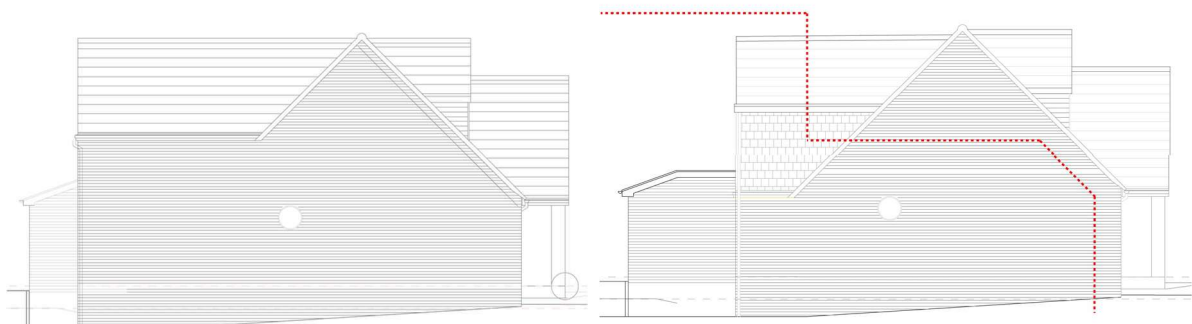
Revised rear elevation forming part of the
preapplication submission (Pre-application DM 24/1544)

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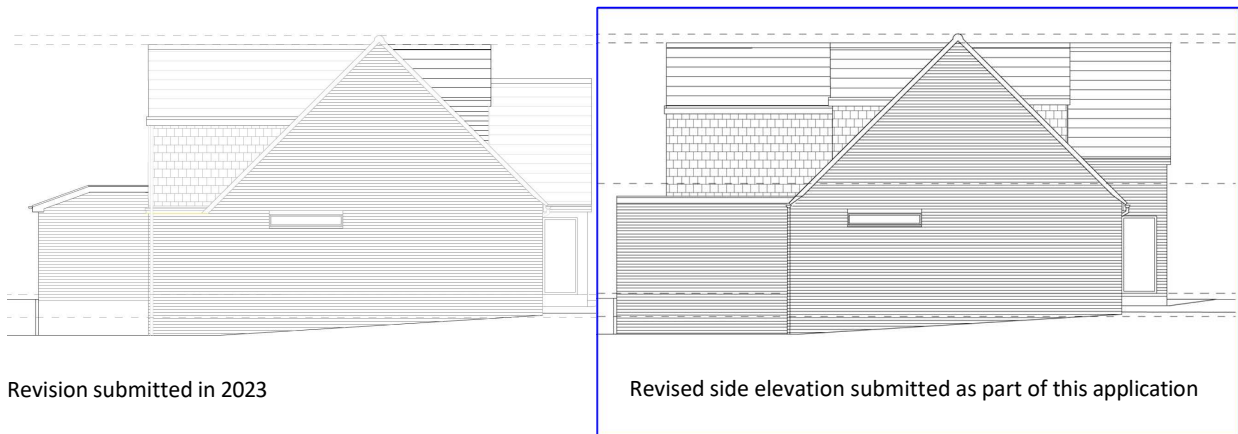
The mass of the extension to the rear has been reduced and the first floor extension to the most visible side of the building adjacent to the bend in the road which was of most concern to the planning officer has been omitted and a simple dormer is now shown. This proposal further rationalises the scheme submitted as part of the pre-application proposal, changing the rear dormer, which comprised two smaller dormers, to one.

3.0 Side elevation would be too visible and dominant



Originally submitted rear elevation

Revised rear elevation approx. outline of No.1 Highfield Dr dotted



The revised proposal submitted with this application removes all the previously proposed mass at first floor on the East side of the building. This change significantly reduces the perceived impact of the proposed changes to the rear of the building and it would be very difficult to see any of the changes apart from the small dormer from the road. As a dormer already exists in this location, the only visible difference would be the change from a flat to a pitched roof.

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It should be noted that the neighbouring property directly to the East of the applicant site is a full storey property as shown below.



1 Highfield Drive, Neighbouring 2 storey property directly adjacent to the applicant site.

The proposed rear design would be entirely in keeping with neighbouring properties with tile hung cladding, or other cladding, and overall building massing as shown below; particularly house numbers: 10, 11, 14, 15, 20, 22, 23, 24.



Above: 20 Highfield Drive (Pre-building works)



11 Highfield Drive



26 Highfield Drive



14 Highfield Drive



6 Highfield Drive



10 Highfield Drive

Above: Photos of additional houses in the direct vicinity of the applicant site showing diversity of building form and massing

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20 Highfield Drive (during building works)



22 Highfield Drive



15 Highfield Drive



28 Highfield Drive



21 Highfield Drive



23 Highfield Drive

Above: Photos of additional houses in the direct vicinity of the applicant site showing the variety of building form and massing.

As shown in the above photos, the proposed windows to the front elevation are entirely in keeping with the neighbouring properties in terms of scale and fenestration style.

4.0 Proposed changes to the front elevation.

The proposed scheme includes a modest 1st floor addition to the front of the property to directly reflect the recently approved scheme opposite the application site at 20 Highfield Drive, shown below.



20 Highfield Drive – Existing Front Elevation.



20 Highfield Drive – Approved Front Elevation.

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3 Highfield Drive – Proposed Front Elevation.

Following the comments by the planning officer at pre-application stage, the front elevation has been revised to reinstate the existing timber cladding to the gable and express the brick piers to the sides of the existing garage door and front door.

5.0 Pre-application comments

Re: Proposed single storey rear extension, first floor front and rear extension, new pitched roof to existing flat roof dormers new rear dormer and garage conversion.

At: 3 Highfield Drive, Hurstpierpoint

Ref: DM/24/1544

I am writing with regards to the above enquiry and our site meeting on 13th September. Please find the response below, consistent with our discussion on site.

This pre-application enquiry follows the refusal of applications DM/21/2459 and DM/23/0492. As discussed, any new application will need to start from this point and demonstrate that it has addressed and overcome the previous reasons for refusal.

It is also noted that there has recently been planning permission granted at 20 Highfield Drive and that these extensions are currently under construction. We discussed on site that the proposed front extension, whilst reflecting the approach of No. 20, differs in appearance due to the different proportions of the application property. Due to these different proportions the proposed extension has a more squat appearance, likely due to its width. There is also a larger expanse of brick.

In response to the above we discussed cladding above the garage and entrance, which would reflect the existing building. In my view, any cladding should be natural timber as composite cladding would not provide the softening to the extension that weathering would bring. The size of the window could also be re-considered, as smaller openings may assist in reducing the prominence of the addition. We also talked about the height and

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bulk of the extension and how this would appear in comparison to neighbouring properties. A streetscene can be submitted as part of a formal application and may be a useful way to demonstrate this point.

With regards to the works at the rear, I would recommend rationalising the dormer windows as the elevation currently appears quite cluttered with three new different roof forms and designs.

End.