

THESTAR

DESIGN & ACCESS STATEMENT

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Introduction & Proposal

The property is located in Haywards Heath, West Sussex.

Our client wishes to create a new 3 x 3 store extension to their existing single storey garden building along a new fence and gate. This Design & Access statement is prepared to provide a cogent argument that the proposal is appropriate.

2.0 Information

- 2.1
- BKDG 323 PR001
BKDG 323 PR002
BKDG 323 PR003
BKDG DESIGN & ACCESS STATEMENT
BKDG PHOTO SURVEY

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3.0 Context

- 3.1
- The site is located in Haywards Heath, West Sussex.
- 3.2
- The site sits outside the existing Haywards Heath conservation area.
- 3.3
- The proposal has minimal effect on the setting.
- 3.4
- The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development.
- 3.5
- Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.
- 3.6
- Local Policy / The relevant planning policies of the adopted District Plan have been considered.
- 3.7
- Flood Risk Assessment / Not applicable to application.
- 3.8
- Ecology / No Ecological or BAT survey is provided as the existing buildings are in use.

4.0 Planning & Status

- 4.1
- Below is the recent planning history.
- T1 Horse chestnut - Remove 1 x low branch to the east of the canopy, currently rubbing causing damage to the storage compound roof and reduce south of the canopy by up to 3m.
Ref. No: DM/23/1216 | Status: Approved
- Retrospective application for the erection of a timber outdoor drinking shelter to existing beer garden.
Ref. No: DM/21/0071 | Status: Approved
- Single storey rear extension to create disabled WC.
Ref. No: DM/15/3057 | Status: Approved
- Formation of a new door/window opening to the existing rear porch and formation of covered patio area with a “pergonda” structure to cover the area.
Ref. No: 06/02540/FUL | Status: Approved
- Change of use of car park to external Beer Garden and conversion of part bottle store to outside bar servery.
Ref. No: 01/00452/COU | Status: Approved

5.0 Design

5.1	Use	A4 Public House
5.2	Amount	9m²
	Brief	Creation of a new 3 x 3 store extension to the existing single storey garden building along a new fence and gate.
5.3	The existing use of the application property would not change as a result of this proposal.	
5.5	The proposal would not create any issues relating to layout or scale.	
5.6	The proposed would not create any layout changes to the property.	
5.7	The proposal would not create any landscaping issues	
5.8	Neighbour Impact	There would be no impact on the neighbouring properties due to the design, topography of the site and location
	Amenity & Layout	There would be no impact
5.9	Parking Provision	No alteration
5.10	Sustainability	Our proposal will also use sustainable sourced materials.

6.0 Access

6.1	Our revised proposal does not alter the existing access.
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7.0 Conclusion

7.1	In conclusion, it is considered that these proposals will be to the benefit of the building; by forming a store in the extended outbuilding and creating a concealed bin store. This is of particular importance in light of the frequent closures of local pubs and their disappearance as community assets in their own right.
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