

Description of Proposed Development

23 Franklynn Road, Haywards Heath, RH16 4DQ

The proposed development comprises a single-storey rear extension and a loft conversion at 23 Franklynn Road, Haywards Heath. The single-storey extension will feature a flat roof with a parapet wall, white coping stone detail, and integrated gutter outlets. It will encompass the existing kitchen and utility areas, along with part of the space formerly occupied by a garage, which is to be demolished. The garage, measuring approximately 17.5m², is currently attached to the neighbour's garage via a central party wall.

The new extension will be set in from this boundary, and part of the demolished garage footprint will be retained to form an alleyway. This provides access to the rear garden and maintains a physical separation between the new structure and the neighbouring property.

The total area of the new single-storey extension is approximately 82m², which includes 22m² of existing internal space and incorporates the remaining footprint of the demolished garage. The external walls will be finished in white render, with grey aluminium bifold doors and windows. The flat roof will include a coping stone detail around the perimeter.

As part of the works, the existing front door will be removed, the opening bricked up to match the existing façade, and a new traditional-style front door installed within the front elevation of the new extension. Additionally, the existing chimney breast to the ground floor will be removed to improve internal layout and openness.

The proposed loft conversion includes a rear-facing dormer, designed to match neighbouring properties, with tile hanging and materials in keeping with the existing roof. Internally, the loft will provide an additional bedroom and en-suite.

The proposals have been carefully designed to enhance the functionality of the home while respecting the scale, appearance, and character of the surrounding area.