

**Design & Access
Statement
For:**

**Replacement Garage & Single Storey
Side Extension to the East,
2 Storey Side Extension to The West
at:
2 By Sunte
Lindfield
Haywards Heath
RH16 2DF**

Ref:
4108

Client:
M McGlinchey & A Taylor

Statement Compiled By:
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2 Woolven Close
Burgess Hill
West Sussex
RH15 9RR

Date:
Feb 2025

Revision:

USE:

2 By Sunte is a north facing detached two storey dwelling. Externally the ground floor is constructed from face brickwork, the first floor is white painted render under a red tiled roof. The windows are white Upvc. To the east side of the dwelling is a mono-pitched roofed garage which is beyond economic repair



North Elevation (front)



West Elevation (side)



East Elevation (side)



South Elevation (rear)

SITE & SURROUNDINGS:

The site is located within the built-up area of Lindfield on the corner of By Sunte & Portsmouth Lane. Neighbouring dwellings are located to the north, east & south of the site, the dwelling is set back from the highway by a drive & gardens providing 2 off road car parking spaces

The application relates to an established residential area and is one of four dwellings of a similar character and style to the east, dating from the early 1900s. These properties each have a front facing gable end, with a box bay window and are consistent with the use of materials.

AMOUNT:

The application seeks approval for the demolition of the existing garage & timber bay window to the west & construction of a replacement garage with a utility room behind. To the west a new 2 storey extension to the sitting room which would extend no further to the west than the existing bay window. The extension would be 2-storey providing an enlarged sitting room & office to the ground floor, a master bedroom & additional bedroom to the first floor

APPEARANCE:

The proposed extensions will be finished in face brickwork to the ground floor with white painted render over. The roof would be tiled in plain clay tiles, the new doors & windows would be white uPVC all matching the existing.

SUSTAINABILITY:

The application site is located within a sustainable location, Lindfield high street with its range of retail outlets & local bus network is ½ mile away. Haywards Heath main line railway station is less than a mile away & Hickmans Lane recreation ground is ½ mile away.

The existing boiler will be replaced with a new energy efficient condensing boiler. New insulation will be added to the loft to bring the U values in line with building regulations. All new windows & doors will be double glazed. Overall the proposals will significantly improve the properties energy efficiency in line with modern standards

LANDSCAPING & BIO-DIVERSITY:

The existing garden is mainly grass and shrubs, the garage extension will replace the existing, the ground where the utility room is proposed is currently hard standing. The garden to the west is laid to lawn, a large amount of garden will remain post construction limiting disturbance to the existing biodiversity.

Running west to east in the rear garden is West Common Stream, see separate flood risk assessment for details

SUMMARY:

It is considered the proposed additions are of a size and design consistent with the host dwelling. A number of properties have been extended; therefore, the proposed works would be consistent with neighbouring properties. The extent of the extension to the sitting room goes no further than the existing timber bay window & remains in proportion to the main house. The roof forms of both extensions reflect the style of the host dwelling.

Measures will be taken to improve the energy efficiency of the property by way of improved insulation levels, replacement boiler & double-glazed windows & with the property being in a sustainable location where a car will not always be required to utilise the local amenities. The rear & side gardens are substantial enough to accommodate the proposals without dominating the plot or disturbing the existing bio-diversity.

In terms of amenity, the design, position and extent of the proposed extensions are such that there would not be a loss of light or outlook to neighbouring dwellings.