

2077 – 16A SUNTE AVENUE

PLANNING STATEMENT

This statement has been prepared in support of a Full Planning Application for changes to fenestration at 16a Sunte Avenue, Lindfield, RH16 2AA.

LOCATION

The application site is located within the village of Lindfield, within an Area of Townscape Character as defined by The Mid Sussex Local Plan and Lindfield and Rural Lindfield Neighbourhood Plan.

EXISTING BUILDING

16a Sunte Avenue is a two-bedroomed ground floor flat. The building to which 16a belongs was originally a large semi-detached Victorian dwelling, and was converted to flats in the 1970s.

The property is set back on the northern side of the road, surrounded by a series of semi-detached dwellings of the same design and style, which all incorporate a three storey forward facing gable end. The original character of these dwellings remains largely intact, with red brick detailing, clay tile pitch roofs and large character chimneys, white timber sash windows, timber detail barge boards and porch detailing.



South (principal) elevation. Flat 16a is on the ground floor.



Rear (north) elevation showing shared driveway and external steps to flat 16c.

PROPOSALS

The proposals comprise the bricking-up of the existing external side door to the elevation and removal of the canopy above.

A new external door will be created on the north (rear) elevation, in lieu of a window. The door design includes a decorative brick head, to match the existing architectural style.



The proposal seeks to brick-up the existing timber side door and remove the canopy above.



It is intended that a rear window (far right) is replaced by an external Victorian-style door.

PLANNING POLICY

The application requires that consideration is given to both national and local planning policy. Particular attention is paid to:

Policy DP26 of the Mid Sussex District Plan

Adopted 2018, the Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'* Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

This SPD aims to help deliver high quality development across the district which responds appropriately to its context and is inclusive and sustainable. With this in mind, 'Principle' DG.38 of the SPD is relevant to the proposals:

Principle DG38 of the 'Mid Sussex Design Guide'

This supplementary planning document, adopted 2020, calls for the design of buildings with architectural integrity and a sense of place:

'Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- *The elevational treatment and overall façade design;*
- *The placement, proportions and design of windows, doors and balconies;*

- *A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;*
- *The appropriate incorporation of dormer windows and chimneys;*
- *An appropriate palette of good quality materials that are preferably locally sourced.'*

Policy 7 of the Lindfield and Rural Lindfield Neighbourhood Plan

This policy requires development to respond to local character, reflecting the identity of the local surroundings and materials.

'Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement.'

ACCESS

Existing Access

A car garage for 16a is located behind the flat in a designated parking area (as outlined on the location plan and shown on the block plan). In addition, off-street vehicular parking is available immediately in front of the flat.

Proposed Access

The proposed access will remain as existing.

CONSULTATION

Consultation with Neighbours

The freehold of 16 Sunte Avenue is owned and managed via a *limited company share of freehold arrangement*. Southlea (Haywards Heath) Limited is the owner of the building's freehold, and the three owners of flats a, b and c are registered as shareholders and directors of that company.

The proposals have been discussed with neighbours at 16b and 16c - no concerns were raised.

Note

Should the case officer be in any doubt, we request that we are given the courtesy of being contacted in a timely fashion to enable us to submit a response before the application is determined.