

PLANNING, DESIGN AND ACCESS STATEMENT

**FOR THE PROPOSED ERECTION OF A SINGLE STOREY OAK FRAMED DOMESTIC
GARAGE BUILDING**

AT

**5 SILVERDALE ROAD
BURGESS HILL
RH15 0ED**

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1. INTRODUCTION

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006.
- 1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.
- 1.3 Philip Plant is the Managing Director of Mid West Planning Limited and is a former Senior Consultant at ADAS and Acorus Rural Property Services. Phil Plant has been the Managing Director of Mid West Planning Ltd since 2010 and he provides rural planning advice to both applicants and to Local Planning Authorities.
- 1.4 This report and planning application have been prepared following the instruction of Mr James Smith, 5 Silverdale Road, Burgess Hill.
- 1.5 The proposal is the erection of a single-storey oak-framed garage building to provide domestic storage and garaging.

Location of Site and Background Information

- 1.6 The application site is located in the grounds of 5 Silverdale Road to the north of the dwelling house. Number 5 Silverdale Road is large, detached, residential dwelling dating from 19th/early 20th century typical of the area. The house is unlisted and located to the east of Burgess Hill in the Silverdale Road/Birchwood Grove Road Conservation Area.
- 1.7 The property benefits from a large L-shaped garden at the rear of the property. The area of the proposed development, to the northeast of the dwelling house, can be accessed by the existing driveway between number 5 and number 7 Silverdale Road.

Recent Planning History

- 1.8 Discharge of Condition 3 in relation to DM/23/0201
5 Silverdale Road Burgess Hill West Sussex RH15 0ED

Ref. No: DM/23/2367 | Received: Tue 12 Sep 2023 | Validated: Tue 12 Sep 2023 | Status: Approved
- 1.9 Single storey oak framed garage building. (revised landscape plan received 13/06/2023)
5 Silverdale Road Burgess Hill West Sussex RH15 0ED

Ref. No: DM/23/0201 | Received: Tue 24 Jan 2023 | Validated: Tue 24 Jan 2023 | Status: Approved
- 1.10 T1 Acer - felled to ground and stump ground out, T3 Ash - felled to ground and stump ground out, T5 Norway Spruce- felled to ground and stump ground out.
5 Silverdale Road Burgess Hill West Sussex RH15 0ED

Ref. No: DM/22/2796 | Received: Thu 08 Sep 2022 | Validated: Thu 08 Sep 2022 | Status: No Objection
- 1.11 Proposed swimming pool to rear garden
5 Silverdale Road Burgess Hill West Sussex RH15 0ED

Ref. No: DM/22/2030 | Received: Mon 27 Jun 2022 | Validated: Mon 27 Jun 2022 | Status: Approved

- 1.12 Proposed erection of an oak framed domestic garage building with home office and annex on the first floor.
5 Silverdale Road Burgess Hill West Sussex RH15 0ED

Ref. No: DM/22/1697 | Received: Thu 26 May 2022 | Validated: Thu 08 Sep 2022 |
Status: Refused

2. USE

- 2.1 The application site known as number 5 Silverdale Road is a large two-storey detached private residential dwelling used by Mr and Mrs Smith as a residential dwelling.

The Approved Development

- 2.2 This Design and Access Statement accompanies the application for the variation of planning condition relating to the approved plans in consent reference: DM/23/0201.
- 2.3 The subject approved development is the erection of a single storey oak framed garage building.

3. HERITAGE ASSETS - SILVERDALE ROAD/BIRCHWOOD GROVE ROAD CONSERVATION AREA

- 3.1 Number 5 Silverdale Road is situated in the Silverdale Road/Birchwood Grove Road Conservation Area.

Extract from Conservation Areas in Mid Sussex, Mid Sussex District Council August 2018:

'This area was designated a Conservation Area in 1982 in recognition of its special character. The development of a station in 1889 attracted wealthy new residents to the town who built large new houses with large gardens, in contrast to the existing artisans' cottages to the north and west of the town centre which were occupied mainly by employees of the local brick manufacturing companies.'

Although some infilling has taken place, the character of this area has remained largely intact. The buildings, mostly in Victorian and Edwardian styles, are generally in good repair and are set in large gardens with many mature trees. The character of the area which the Council wishes to conserve depends upon the relationship between the buildings and their settings. The following features contribute to the character of the Conservation Area:

- the variety in styles of the substantial Victorian and Edwardian houses, set in spacious gardens;*
- the predominant use of traditional building materials e.g. brick, clay tile hanging and render;*
- the use of ornamental roof ridge tiles;*
- the abundance of trees and hedges in the area;*
- the grass verges dotted with trees alongside Birchwood Grove Road, which has the appearance of a semi-rural lane;*
- the impressive buildings of the Burgess Hill School for Girls set in extensive and attractive grounds; and*
- the views from within the Conservation Area, particularly looking to the west from Keymer Road'*

- 3.2 Number 5 Silverdale Road is a large detached dwelling dating from 19th/early 20th Century typical of the area. The large rear garden forms an L-shape which extends

behind number 5 Silverdale Road and behind the curtilage of number 7 Silverdale Road.

- 3.3 There were two modern existing timber buildings existing in the location of the approved garage. These buildings were not considered to have any architectural significance and their removal was not considered to be contentious. These buildings have been removed and building of the approved garage has commenced.
- 3.4 The Officer's report for the approved garage consent confirmed that the views of the Conservation officer were supported by the Case Officer, which were that on balance the proposal is considered to preserve the character and appearance of the Conservation Area.

'Further comments on the above application following receipt of revised landscaping plans (the second revision of which I note was in response to comments from the Council's Tree Officer regarding selection of species).

The revised landscaping plan shows a significant reduction in the area of hardstanding associated with new garage building, and the introduction of more soft landscaping including tree planting. In light of this, and in the context of the removal of the existing outbuildings on the site, it is considered on balance that a refusal on grounds of the scale of the building may be difficult to sustain. On balance, therefore, the proposal is considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- Details of roofing and facing materials*
- Garage doors to be side hung timber doors*

Full details of the material for the hardstanding ((the image shown on the landscaping plan is considered acceptable but a full provenance should be provided)).'

4. AMOUNT & SCALE

- 4.1 The approved single storey oak framed garage and storage building has a footprint of approximately 158 square metres.
- 4.2 The maximum height from ground floor level measured from the ground remains at 4.77m, as was approved in consent reference DM/23/0201. As noted in the guidelines for Permitted development rights for householders Technical Guidance 'Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.' The garage height has been measured from the ground level at the western gable where the demolished outbuilding previously stood.
- 4.3 At no point in the determination of approved application DM/23/0201, or in the determination of the previously refused application DM/22/1697 did the LPA request ground levels.

5. LAYOUT

- 5.1 The garage is located to the north of the dwelling house in the location approved through consent DM/23/0201.

6. LANDSCAPING

- 6.1 The Landscaping Scheme submitted with application DM/23/0201 showed a significant reduction in the area of hardstanding associated with the new garage building, this was in response to initial comments from the Conservation Officer. The materials for the hard landscaping around the garage were approved in the Discharge of Conditions application reference DM/23/2367.
- 6.2 The landscaping scheme incorporates soft landscaping including new native species tree planting and shrub planting to screen the development and to preserve residential amenity.
- 6.3 Five new native species trees are proposed to the north of the proposed garage and will reinforce the existing screening provided by existing trees along this boundary.
- 6.4 The landscaping scheme, details the planting to the rear of the garage (south facing elevation) of 7no. *Corylus Maxima* 'Purpurea' (F) which are large bushy shrubs that reach a height of 8m. These shrubs will form effectual screening, in particular for number 7 Silverdale Road.
- 6.5 Screening to the west of the garage is provided by existing trees as depicted on the landscaping plan.



Plate 1 - *Corylus Maxima* 'Purpurea' (F) (RHS website)

- 6.6 Further planting of 32no. *Ligustrum vulgare* was also specified in the approved landscaping scheme. These semi-evergreen shrubs grow to 4 metres in height. These shrubs will screen the eastern boundary between number 5 Silverdale Road and number 9 Silverdale Road.



Plate 2 - Ligustrum vulgare (RHS website)

7. APPEARANCE

- 7.1 The proposed building is constructed from sustainably sourced green oak timber framing with horizontal timber cladding on a brick plinth under a traditional tiled roof.
- 7.2 The parking bays are enclosed with traditional vertically slatted oak doors with black ironmongery.
- 7.3 The external materials are as approved in the Discharge of Conditions application reference DM/23/2367.



Figure 1 - Image of the approved garage showing finishes and appearance.



Figure 2 - Image of the approved garage north elevation showing finishes and appearance with the landscaping



Figure 3 - Image of the approved garage east elevations showing finishes and appearance with the landscaping.

8. ACCESS & PARKING PROVISION

- 8.1 The proposed garage building would allow the applicant's classic cars to be parked under cover. This would reduce the impact of the cars currently parked in the open in the Silverdale Road/Birchwood Grove Road Conservation Area setting and improve the appearance of the property.
- 8.2 This variation of condition application will not result in additional traffic generation, or changes to the layout of the access arrangements, and therefore the proposals will not adversely affect highway safety.

9. PLANNING POLICY CONSIDERATIONS

Planning Policy Context

- 9.1 The National Planning Policy Framework (NPPF) was introduced in March 2012 and last updated in December 2024, to replace Planning Policy Statements, Planning Policy

Guidance Notes, Circulars and Letters to the Chief Planning Officer. The National Planning Policy Framework replaced around 1000 pages of national planning policy with around fifty, putting the emphasis on achieving sustainable development.

- 9.2 The main direction in National policy through the introduction of the NPPF in 2012 is the presumption in favour of the granting of planning consent for sustainable development. The 2024 review of the Framework continues at section 2 with this presumption and confirms the three overarching objectives, which are interdependent; economic, social and environmental objectives.
- 9.3 At chapter 12 Achieving Well-Designed, the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and that planning policies should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 9.4 Chapter 16; 'Conserving and Enhancing the Historic Environment' seeks to protect a range of sites and buildings of local historic value.
- 9.5 Local Planning Policy Context – Mid-Sussex Adopted District Plan 2014-2031
- 9.6 DP1: Sustainable Economic Development
Encouraging high quality development of land and premises to meet the needs of 21st century businesses;
The Mid Sussex Economic Development Strategy (2013) supports the delivery of Policy DP1: Sustainable Economic Development by supporting the economy through facilitating new development.
- 9.7 DP2: Town centre development
- is appropriate in scale and function to its location including the character and amenities of the surrounding area;
 - has regard to the relevant Town Centre Masterplans and is in accordance with the relevant Neighbourhood Plan.
- 9.8 DP26: Character and Design
- Strategic Objectives:
- 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;
 - 4) To protect valued characteristics of the built environment for their historical and visual qualities;
 - 12) To support sustainable communities which are safe, healthy and inclusive; and
 - 14) To create environments that are accessible to all members of the community.

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

9.9 DP29 Noise, Air and Light Pollution

9.10 DP35: Conservation Areas

Strategic Objectives:

2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;

4) To protect valued characteristics of the built environment for their historical and visual qualities; and

11) To support and enhance the attractiveness of Mid Sussex as a visitor destination. Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record. Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they

do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;

- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area. 4 Policies Adopted District Plan 90 Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas

9.11 DP37 Trees, Woodland and Hedgerows

9.12 DP39: Sustainable Design and Construction

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study. All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience

9.13 Burgess Hill Neighbourhood Plan 2015-2031 Referendum Neighbourhood Plan October 2015

9.14 POLICY H1 PROTECTING AND ENHANCING HERITAGE ASSETS AND CONSERVATION AREAS

proposals within the Burgess Hill Conservation Areas will be required to preserve and enhance their special character or appearance.

9.15 POLICY H2 BACK GARDEN DEVELOPMENT

Development in back gardens in residential areas of Burgess Hill will generally not be supported. Exceptionally, proposals to intensify existing residential areas will only be supported where this can be achieved through good design and without harming local amenities. Any attractive prevailing character and appearance of the area must be protected. Where back garden development is proposed; special regard must be paid to: (i) The density and height of the proposal; (ii) The privacy and outlook from existing dwellings and, in particular, gardens; (iii) Any proposed demolition of existing dwellings or parts of dwellings to form access. If this would create an unattractive breach in a consistent street frontage then this will not be permitted; (iv) Access arrangements that would cause significant nuisance to neighbouring properties will not

be permitted; 6 This does not include Infill sites which are defined as sites within street frontages such as small workshops and garages, gaps in terraces and gardens to the side of houses or backland sites defined as sites to the rear of street frontages not historically in garden use such as builders yards and garages. Burgess Hill Made Neighbourhood Plan 2016 78 (v) Sufficient garden depth and area should be retained by existing dwellings commensurate with their size and character; (vi) The layout, scale and form of housing visible from the street should be compatible with the predominant scale of housing on the street; and, (vii) The effect and cumulative impact of the development on the loss of garden habitat/biodiversity.

- 9.16 Mid Sussex Design Guide SPD, Principles DG11, DG38 and DG39.
Principle DG11: Respond to the existing townscape, heritage assets and historic landscapes - Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity. Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing (refer to chapter 5):
- On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.
 - In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.
- 9.17 Principle DG38: Design 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.
- 9.18 Principle DG39: Deliver appropriately scaled buildings - The scale of new buildings should relate to their context (rural or urban), their location within the hierarchy of routes and whether they act as a focal point, landmark or corner building and the topography of a site. Subdividing a street frontage into a series of vertically proportioned bays helps avoid larger buildings, and extended frontages, appearing monolithic and provides them with a more human scale. The following measures should also be considered to reduce the scale of larger buildings:
- Articulating the upper floor(s) as a recessive element by employing a set-back and different façade treatment behind a parapet/solid balustrade that helps screen the full height of the building from street level.
 - Stepping down the height of the building adjacent to lower scale frontages. In existing less ordered street frontages, generating a consistent pattern of development may be less appropriate. In this context, subtle variations in height can be used to add visual interest. This can be achieved with differing ridge and eaves heights, as commonly found in traditional streets. Similarly, variations in frontage widths and plan forms can add further interest to the street scene. It is often appropriate to emphasise a junction and terminate a street axis. This can be achieved

by accentuating the façade treatment and/or exaggerating the vertical proportions of a façade either through clever articulation or, by raising the height of the building (at the corner or end of the axis) above the prevailing height.

- 9.19 Principle DG45: Privacy of existing and future residents
- 9.20 Principle DG46: Provide attractive and usable external amenity space for all homes
- 9.21 Principle DG47: Provide homes with sufficient daylight and sunlight

10. RESPONSE TO PLANNING POLICIES

- 10.1 The proposals for this replacement outbuilding to provide garaging and storage are considered to meet the overriding objectives of sustainable development. The development will provide economic benefit during the construction phase, in particular and will no doubt require regular maintenance during the lifetime of the development. The development is therefore considered to comply with Mid Sussex Development plan Policy DP1 in this regard.
- 10.2 In respect to the social objective, the development will enhance the appearance of the property through good design and use of appropriate materials, and will also provide the applicant with the desired garage space. The scale of the proposals are in keeping with the established pattern of development of outbuildings in the back gardens of houses within the Silverdale Road/Birchwood Grove Road Conservation Area and will therefore not detract from the character or appearance of the area and will adhere to the requirements of District Plan Policies DP2, DP26 and DP35 and the NPPF chapter 16.
- 10.3 In terms of the environmental objective the proposal is capable of providing “net gain” in environmental terms through the installation of nesting bird boxes and bat boxes as part of the development to achieve this.
- 10.4 In accordance with Policy DP1: Sustainable Economic Development, these proposals concur with The Mid Sussex Economic Development Strategy (2013) which supports the delivery of Policy DP1: Sustainable Economic Development by supporting the economy through facilitating new development. The development will provide employment during the construction phase in particular and in the future through its continued maintenance and upkeep.
- 10.5 It is considered that the use of sustainable materials in the construction of the oak-framed outbuilding will create an attractive, functional outbuilding for the applicants and that the development will comply with Policy DP39 and the Mid Sussex Adopted District Plan.
- 10.6 In accordance with Policy H2 from the Burgess Hill Neighbourhood Plan the proposals will not adversely affect the private amenity space of Number 5 Silverdale Road, sufficient garden depth and area would be retained commensurate with the size and character of number 5 Silverdale Road.
- 10.7 The document ‘Conservation Areas in Mid Sussex’ describes the Burgess Hill/Brichwood Grove Road Conservation Area and an extract is included at Section 3 above, the description states that ‘*The character of the area which the Council wishes to conserve depends upon the relationship between the buildings and their settings*’ one of these characteristics is the large Victorian/Edwardian dwellings set in spacious gardens, which applies to Number 5 Silverdale Road. It is believed that the proposals preserve the relationship between the dwelling house number 5 Silverdale Road and it’s immediate setting within its spacious garden and wider setting within the Burgess Hill/Brichwood Grove Road Conservation Area.

- 10.8 In response to the comments received from the Conservation Officer and the refusal reasons contained within the Decision Notice, DM/22/1697, for the original two storey garage these proposals approved through consent reference DM/23/0201 have a significantly reduced ridge height (by 2 metres) and footprint (by 24 m²). The applicant has taken care that the design and appearance of the proposal at number 5 Silverdale Road respect the characteristics of the location of the proposed outbuilding in Mid Sussex. The revised plans show that the height to ridge as measured from the ground nearest the house is 4.77m, as approved.
- 10.9 The proposals for a well-designed modern outbuilding using bricks and roof tiles to complement the dwelling house and combining these materials with sustainable oak framing and locally distinctive timber cladding were approved and considered acceptable by the Case Officer and Conservation Officer. It is considered that the works that have been carried out, including to lay a level plinth, are necessary and reasonable for the implementation of the permission and were incorporated within the general grant of consent. It is therefore considered that the development concurs with Policy DP26 and DP35 of the Mid Sussex District Plan and the Mid Sussex Design Guide policies DG11, DG38 and DG39 and NPPF at Chapter 16.
- 10.10 The development creates a sustainable outbuilding through the use of sustainable materials. Oakwrights Country Buildings use sustainably sourced timber and traditional building methods combined with precision engineering to produce a quality product. The garage provides space for undercover parking and secure storage of household paraphernalia which will reduce the visual impact that these items otherwise could have on the Conservation Area if stored outside.
- 10.11 In accordance with District Plan Policy DP29 the proposed Oak-framed outbuilding will be used for purposes incidental to the enjoyment of the dwelling house, the domestic use of the outbuilding will not lead to any unacceptable levels of noise or pollution impacts and the applicant anticipates that the Local Planning Authority will continue to control the use of the outbuilding with suitable worded planning conditions.
- 10.12 The development area will be suitably screened by existing mature vegetation and the proposed landscaping scheme as detailed at Section Six above and shown in plan reference: 'R4P 236371-3LAN - 5 Silverdale Road, Burgess Hill - Landscape Enhancement Scheme' to mitigate the impact on the area. The proposed outbuilding will be within the curtilage of number 5 Silverdale Road and would be screened in part by the existing trees and hedges together with the dwelling house itself as well as the proposed landscaping scheme and other existing built development in the vicinity. Therefore, the amenity of the neighbouring properties will not be significantly adversely affected. The proposals are too far away from the nearest properties for them to suffer any loss of light and the existing boundary treatments and built development will screen the proposals and comply with policies DG 45, 46 and 47 of the Mid Sussex Design Guide in this regard.
- 10.13 Access to the proposed outbuilding will remain as existing. The site has a history of vehicles accessing the site and this proposal will not see an increase in vehicle movements.

11. CONCLUDING COMMENTS

- 11.1 This application is for the variation of condition 1 of consent reference DM/23/0201 to allow for the floor plans and elevations to be substituted with a revised series of plans and drawings which explicitly shows the ground level and plinth, including the variation of ground level across the building.

- 11.2 The maximum height of the domestic garage building has not altered from that approved in consent DM/23/0201 (4.77m to ridge). Clearly it has been necessary to prepare a level plinth, requiring brickwork to the north and eastern elevations to bring the level up to the level of the ground at the western end of the building which are considered to be works within the scope of a planning permission which are necessary and reasonable for its implementation.

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January 2025.