

Planning Statement

Proposed development: Replacement of garage roof and garage facade

Site Address: 1 Pinehurst, Burgess Hill, RH15 0DG

Applicant: Penny Brearley

Date: 12.07.26

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1. Introduction

This planning statement is written to support a householder application to Mid Sussex District Council for the replacement of a garage flat roof and facade at 1 Pinehurst, Burgess Hill, RH15 0DG. The proposed works are intended to upgrade the garage roof and cohesively integrate the facade. The proposed amendments are intended to complement the approved rear extension (Ref:PP-14419063), whilst respecting the character of the existing dwelling.

2. Site description

Whilst undergoing the previously approved works at the property it was deemed appropriate to replace the garage roof area due to poor quality and to prevent the need for additional drainage. The garage is part of the link-detached 1960's two storey dwelling, located within a predominantly residential area. The property is not subject to any listed building or conservation area designations. The property is within a surface water flood risk zone, however as the alterations do not include groundworks, a flood risk assessment has not been included within the application.

3. Proposed Development

Updates to the previously approved planning application (Ref:PP-14419063) include:

- The replacement of the existing cold flat garage roof area with a warm flat roof build up
- The addition of timber cladding on the garage facade to match the main house
- Timber cladding changed from composite cladding to charred timber

(All updates have been highlighted across the submitted drawings)

There is no increase in floor area to the property, changes are limited to roof height and materiality. The aim of the proposed alterations are to improved the quality, longevity and appearance of the garage area.

4. Design and appearance

The design approach ensures that the garage compliments the existing dwelling and surrounding properties whilst aiming to refurbish the existing garage in line with the Mid Sussex Design Guide. The increase in roof height of the garage area is limited to 300mm to reduce the visual impact on the front facade. This increase was necessary to achieve the upgraded warm flat roof and meet current building regulations in terms of the required fall. As the garage is set back from the front of the property, the visibility of this change is limited from the the adjacent Oak Hall Park Road and therefore only remains fully visible on entering Pinehurst road.

External materials will complement the existing dwelling. The vertical cladding used across the property will be charred timber in order to match the existing tile colour more closely and act as a more sustainable and natural alternative. This cladding will be used on the garage facade, the exterior of the proposed extension and front facade of the main house to ensure continuity.

5. Impact on neighbours

Neighbouring impact has been carefully considered. The scale and massing of the garage roof have been designed to appear complementary and minimal when viewed from neighbouring gardens or dwellings. The works to the garage have partially commenced in order to make the existing flat roof water tight to reduce the risk of water damage to the adjacent connected 3 Pinehurst.

6. Planning Policy Compliance

The proposal demonstrates compliance with relevant local policy as follows:

- The development is in accordance with the requirements of the Mid Sussex Plan, Policy DP26 – Character and Design. The facade responds positively to the character of the area and merges cohesively with the rest of the property.
- The proposal has been designed in a contemporary style taking cues from the existing dwelling such as the form and proportions, whilst using a high quality facing material.
- The alterations are modest in scale, use complementary materials, and respects the existing property and locality.

7. Conclusion

The proposed alterations to the garage are carefully designed, proportionate and respect the existing dwelling and locality of Burgess Hill. Changes made to the external appearance of the garage will be both complementary and provide a sustainable refurbishment of the property at 1 Pinehurst, Burgess Hill.