



Planning Statement and Design and Access Statement

for

51 Lewes Road, Haywards Heath, RH17 7SY

Rear Extension and Loft Conversion

1.0 Introduction

51 Lewes Road is a two-storey detached house that sits on a large plot with a private driveway/front garden and a large rear garden area. Tall boundary hedges provide privacy screening to the perimeter of the plot. Also located adjacent to 51 Lewes Road is a large detached annex, The Lodge. No work is to be undertaken on The Lodge as part of this application.

The property is located in Lewes Road, a conservation area of low-density development that is characterised by large detached dwellings with sizeable grounds.

Our client is seeking planning consent for the erection of a rear extension and conversion of the loft area to form additional living space, making use of modestly sized rear dormers and roof lights.

2.0 Design

The proposed scheme aims to enhance the functionality of the ground floor and create modern, flexible accommodation that supports family living, while not interfering with the properties outward character.

The Mid Sussex design guide has been carefully considered when designing the proposed development.

Following Principle DG51, the rear extension takes on a contemporary appearance while also being sympathetic to the existing buildings character. The construction materials will be of the same appearance to the existing building, while taking inspiration from the physical construction of the existing building. A gable adjoins the rear extension roof in the centre, much like the front of the property, and the existing lower brickwork course is maintained around the perimeter of the extension.

Following Principle DG52, the loft conversion has been designed so as not to be “out of scale or out of character” with the existing dwelling.

By forming a gable to one side of the existing roof, an abundance of space is gained in the loft area. This hip-to-gable design remains in keeping with the character of the area due to its proximity to the adjacent gable of no. 49 Lewes Road. Forming of the proposed gable will create a pleasing mirror image when viewed from the street scene.

The proposed rear dormers have been designed so as not to be top-heavy or out of keeping with the massing of the roof. The proposed dormers are to be a similar width, style, and scale to those serving the adjacent annex, The Lodge.

Modestly sized roof lights are proposed to the front roof slope, which provide sufficient natural light to the loft space while not spoiling the character of the buildings frontage.

3.0 Appearance

External materials will match or closely replicate those of the main dwelling to ensure the extension blends harmoniously with the existing architecture.

Materials proposed:

- Brickwork to match existing
- Sloped roof finish to match existing tiles
- White rendered finish to rear extension to match the existing property
- White aluminium windows, roof lights, and doors, the colour of which is chosen to match the existing
- Tile cladding to the proposed dormers to match the existing tiles present to the first floor and the dormers of the annex

4.0 Parking and Transport

No changes to the existing car parking arrangements are proposed.

5.0 Waste minimisation

All materials will be sourced from local builders' merchants and stored onsite at the appropriate stage within the construction of the project.

Timber – sourced from local timber merchant and from certified renewable forests. Off cuts to be sorted off site and recycled as described below. Waste will be kept to a minimum.

Materials will be sorted on site prior to removal.

Licensed waste handling companies such as Skip It, Waste Recycling Ltd and Sussex Skips have individual arrangements for recycling and will be used for waste removal.

6.0 Noise Impact Assessment

Not applicable to this scheme as works are general maintenance and improvement, with no change of use.

7.0 Community Infrastructure Levy

Not applicable to this existing building and no change of use is proposed.

8.0 Historic Amenity

The property is within a conservation area, and the proposals should be designed to enhance and have no impact on the built environment. The introduction of the gable to the front does not negatively affect the existing building or its surroundings by being in keeping with the most closely neighbouring property.

9.0 Sustainability

All thermal elements of the proposal will be constructed in line with the current building regulations relating to heat loss. The extension will be more thermally efficient than the existing building.