

COMBINED DESIGN & ACCESS AND PLANNING STATEMENT

Job Number 496 **Date** February 2024

Project 11 Oathall Avenue, Haywards Heath



The Site

The site for this application is on the residential street of Oathall Avenue, Haywards Heath.

The site is a single early/mid 20c detached dwelling with integral garage, with a generous rear garden.

The original elements of the dwelling are arts and craft styled with large bay windows and timber clad cat slide roof over the garage.

A modern rear single storey open plan kitchen extension has been recently added.

Application & Proposal

The applicants are seeking to continue to modernize and improve their family home.

They wish to remain living in the dwelling into the future and be able to retire into it.

The existing bedrooms are of a modest size and require enlarging and modernizing.

This application seeks approval for a new first floor rear and side extension.

The rear extension will be built upon the existing extension, while the side will remove the existing cat-slide roof and extend the main roof line along, over the existing garage.

The new extensions will contain a new master suite with main bedroom, and en-suite, plus a new bedroom situated along side.

The side extension will allow for a new smaller bedroom/workspace above the garage.

Minor internal wall amendments are proposed, to enlarge one of the existing bedrooms.

A new balcony is proposed to the rear, with views out towards the garden.

The new rear extension will be of a contemporary design to fit with the previous extension and mark it as a differing era and style to the main part of the dwelling.

The side extension will be kept to the same style and detailing as the existing dwelling, to maintain the character of the street.

Design

The rear extension will have a flat roof with parapet, to keep the feel of the existing extension.

It will be clad in vertical timber, which will help soften its appearance whilst marking it as a new element to the traditional style of the main dwelling.

The balcony is pushed back, within the roof and wall zones, negating any overlooking issues.

Large areas of glazing will lookout onto the garden, and match the existing ground floor glazed areas.

The side extension will use tile hung walls and keep the same roof design as the existing.

The Setting

The site is large residential plot, with a detached dwelling typical of the area.

As the side extension is to match the existing character of the dwelling and neighbouring properties, there will be no harm to the local character.

The low level flat roof to the rear will not be visible from the front, so will have minimal impact on the wider setting.

The Scale and Massing

The rear extension is to match the scale of the existing ground floor extension, with pushed in balcony and flat roof.

The side extension will follow the garage footprint, further helping to keep the impact of the proposal to a minimum.

Environmental Performance and Ecology

The extensions will use high levels of insulation, over and above existing.

Helping reduce the existing energy use.

The additional space will allow for more homeworking opportunities.

Neighbouring Amenity and Consultations

No trees or hedges are to be removed.

The side extension will retain the character of the area, with no side facing windows.

The rear balcony is pushed back under the roof line and side walls, prohibiting views towards neighbouring gardens, and reducing light spill from the new bedroom doors and windows.

The applicants have been in consultation with the neighbours; which have helped guide the design. The main factor being the roof design of the rear extension, which has been kept low as possible to reduce the impact of the overall mass, plus lessen any over shadowing.

Landscape

There is no new landscaping proposed within the application.

Highways

The existing access will be retained as existing.

Summary

This proposal would allow the occupants to fully enjoy the use of the dwelling into the future.

The layout and design will not adversely impact either the setting or the neighbouring properties.

The newly built elements of the property will be attractively designed, and environmentally efficient in operation.

As such, we would suggest this is a sensible approach, and an application could be supported by the LPA and we request approval.