

Design, Access and Planning Statement

Address of Proposal.

Bentleys. 2. Hatchlands, Cuckfield, West Sussex. 19. The Willows, Burgess Hill, West Sussex. RH17 5LS



Northeast Elevation.

Introduction.

The proposal is to seek permission for a Single storey front open porch extension, partial conversion of the attached garage, internal alterations and enlargement of garage apron. All to provide additional domestic accommodation without the loss of existing parking allocation.

The Site/ Access

The site is currently a private dwelling, in all 580m², as shown on the site plan, all boundaries are clearly designated and have a variety of mature hedging and fencing etc, which will be retained.

There are no public rights of way within the property.

There is of road, on-site parking for three vehicles.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing. The site is generally level on both compass axis.

Planning History

DM/24/2732 Single storey rear extension. Approved 9th Dec 2024

General

The proposed single storey open porch extension, measures 2.9m wide x 0.75m deep x 2.475m to the eaves and 3.5m to the abutment with the existing dwelling.

It will be constructed with locally sourced, matching, traditional materials, with stock facing brickwork, European oak framing with a plain tiled roof.

The alterations to the garage Northeast elevation will be carried out using locally sourced, matching, traditional materials, with stock facing brickwork, brown Upvc eaves enclosures and high-performance, double-glazed joinery.

Relevant Planning Policies.

The proposal has been designed with in the criteria of:-

- The National Planning Policy Framework (NPPF) (2024) is a material planning consideration when assessing and determining planning applications.
- The National Planning Policy Guidance.
- Mid Sussex District Plan. 2018
DP26 - Character and Design
- Cuckfield Neighbourhood Plan. 2021
CNP1 - Design of new development and conservation.
CNP10 - Building extensions within and outside the built-up area boundary.
- Mid Sussex District Plan. 2021-2039 (Consultation Draft)
- Mid Sussex Design Guide. 2020

Discussion

It is considered that the main issues that need to be considered in the determination of this application are as follows.

- Design and Character
- Impact on neighbouring properties
- Impact on parking provision

Mid Sussex District Plan. 2018

Policy DP26 of the Mid Sussex District Plan 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;
- 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
- positively addresses sustainability considerations in the layout and the building design; -

Cuckfield Neighbourhood Plan

Policy CNP1 states:

'New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield.
- i. height, scale, spacing, layout, orientation, design and materials of buildings,

- ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and
- b) Is sympathetic to the setting of any heritage asset and
- c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and
- e) Creates safe, accessible and well-connected environments that meet the needs of users, and
- f) Will not result in unacceptable levels of light, noise, air or water pollution, and
- g) Makes best use of the site to accommodate development.

Policy CNP10 of the neighbourhood plan states:

Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
- b) Spacing between buildings would respect the character of the street scene.
- c) Gaps which provide views out of the village to surrounding countryside are maintained.
- d) Materials are compatible with the materials of the existing building.
- e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
- f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'

Impact on Neighbouring properties.

The proposed porch extension and garage conversion would be located a minimum of 5.0m from both adjacent neighbours Nos 1 and 3 Hatchlands.

The adjacent property No 3 Hatchlands, is already screened from the garage apron by mature planting which will be maintained and increased to provide even more privacy

Impact on parking provision.

West Sussex County Council, September 2020 Parking Standards Guidance, outlines that for a 4-bedroom dwelling in this location, 2.7 parking spaces should be provided. The proposed conversion of the garage would result in a loss of a single parking space.

The existing driveway/ apron can be easily altered to provide sufficient space for at least 3 No. vehicles with no on street parking restrictions. There would be no requirement to lengthen the existing dropped kerb to Hatchlands. It is considered that the proposal would maintain parking spaces that exceeds the parking requirements set out within the WSCC Guidance. It is therefore considered that the proposed loss of parking provision is acceptable.

Conclusion

We conclude, the proposal is appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties and acceptable in terms of parking provision. Therefore, the proposal complies with the Mid Sussex District Plan and Cuckfield Neighbourhood Plan and with the relevant provisions of the NPPF.