

Planning Statement and Design and Access Statement

for

52 Crescent Road, Burgess Hill, RH15 8EG

Garage Conversion to Side Extension Incorporating Living Area, Office W.C & Storage



1.0 Introduction

52 Crescent Road is a two-storey detached house with an attached single garage positioned to the side of the property. The dwelling sits on a moderately sized plot with a private driveway and a large rear garden.

The property is in a quiet residential area characterised by similarly sized detached homes, many of which have been extended or altered with a mixture of traditional and modern additions.

Our client is seeking planning consent to convert the existing garage into a side extension to provide additional ground floor space, including a multi-purpose living area, a dedicated home office, a W.C. and storage.

The property is in a conservation area and planning permission is required for the alterations and extension of the garage.

2.0 Design

The proposed scheme aims to enhance the functionality of the ground floor and create modern, flexible accommodation that supports family living and working from home.

The design conforms to Section 9 of The Mid Sussex Design Guide SPD November 2020 and includes the following:

- The extension is appropriate in scale and massing to the original building
- The garage is set back from the frontage minimising its impact on the street scene
- The gap between the two directly neighbouring buildings will be maintained by the single storey extension
- The remaining building is as existing with no other extensions and will not be impacted by the proposal.
- The garage is a straightforward front to rear extension without a wrap around. The proposed walls follow the lines of the existing
- The extension is uncomplicated and mirrors the existing building
- The rear is not visible from the street or from any neighbours. There are no visible properties to the rear as they are separated by large gardens to the south
- The nearest property to the rear is a low level building some 25.0m to the south west which due to the trees and fences has no view of the garage.
- The view of the rear from the east neighbouring garage is blocked by their own single storey flat roofed garage
- The introduction of a design correct garage door will enhance the visual appearance and remove the 1970's monolithic appearance of the existing garage frontage.
- Materials will match the existing with clay bricks, clay plain tiles and front elevation timber doors and frames
- There will not be any impact on the direct neighbour. This property has a similar garage to the existing and is set away from the detached applicant building

Converting the existing garage will provide:

- A bright, practical living space suitable for day-to-day use
- A dedicated office to support home-working arrangements
- A ground-floor W.C. to improve convenience and accessibility

The internal layout has been designed to maximise natural light and create a seamless flow between the existing dwelling and the converted space. Openings will be formed to integrate the new rooms into the main house while retaining privacy between the office and living areas.

The extension has been designed to be sympathetic in scale and appearance, maintaining the character of the existing property and ensuring no harm to the surrounding street scene.

3.0 Appearance

The existing garage currently features a flat roof and external materials consistent with the main dwelling. The garage has no architectural merit or design features and consists of an up and over steel garage door with two brick piers with a small parapet wall above.

Most properties have upgraded their garages to provide more useability. There is no cohesion in design, however there is a propensity for a false front pitch with flat roof behind, similar to the applicant's design. This is shown on the photo montage.

As part of the proposal, the garage will be fully integrated into the main building to form a cohesive and visually balanced side extension. To improve both the appearance and architectural quality of the property, the roof will be redesigned and will include:

- A sloped roof to the front elevation, enhancing the street-facing appearance
- A parapet wall to conceal the view of the flat roof from the street and from neighbour's view. This has been carefully considered to be more sympathetic to the existing style of the building
- A flat roof to the rear, allowing an efficient internal layout while maintaining a suitable overall height

The style and design of the parapet wall and front hip is shown in the photo montage.

The front elevation will be updated with a new 'barn style' garage door to serve the office and freshen the external appearance whilst enabling access for storage. To the rear, new glazing will increase natural light to the living space and create an improved connection with the rear garden.

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 complement existing tiles
- Parapet wall with appropriate coping detail
- Flat roof (rear section)
- Painted timber front elevation garage doors and frame
- PVCu rear windows and doors
- Skylights to the side extension

4.0 Parking and Transport

No changes to the existing car parking arrangements are proposed. The off-road parking to the front driveway will be retained

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 pitched roof to the front enhances the design and does not negatively affect the existing building or its surroundings.

The garage is set back from the front of the building ensuring a subservient appearance and minimising any impact.

9.0 Sustainability

The proposal will be constructed with a warm roof design and modern cavity wall construction and double-glazed windows and doors. All will be in line with the current building regulations relating to heat loss. The extension will be more thermally efficient than the existing building.