

PROJECT NO: 2024/12
PROJECT: Proposed Permitted Development
Alterations & Extensions
LOCATION: Chideok, Valebridge Road, Burgess Hill

PLANNING STATEMENT

INTRODUCTION

This statement accompanies a Certificate of Lawful Development application for alterations and extensions to the existing dwelling known as Chideok, Valebridge Road, Burgess Hill.

The site is to be accessed directly off Valebridge Road via the existing vehicular and pedestrian access.

SITE AND SURROUNDINGS

The application site itself is currently a detached bungalow with a large detached garage that are located on the eastern side of Valebridge Road in Burgess Hill.

The entire site including the area proposed for the extended dwelling, associated gardens and the new road access amounts to some 0.0524 of a hectare.

The District Boundary of Mid Sussex District Council and Lewes District Council runs across this site from north to south.

The property known as Chideok has been approved to be replaced with new two-storey dwelling under LW/19/0728 by Lewes District Council. Mid Sussex District Council ref: DM/19/3910 also refers to this approval.

There are also a number of other recent developments in the immediate area which are as follows:

- To the east and south of Chideok is a substantial new housing development (DM/16/5511). This development, approved for 55 no. dwellings is on higher ground levels than this application site and are a mix of styles and designs.

- There is also an approval for a 25 no. dwellings (DM/18/4132) approximately 100m to the north of Chideok at Pump House,.
- The land immediately to the east of the application site benefits from planning approvals under Outline Application no. LW/21/0020 and Reserved Matters application no: LW/24/0428 which were accessed directly off Mill Rose Way.

PROPOSALS

The submitted proposals are for a 4 metre deep rear extension and hip to gable extensions to the sides and rear of the existing dwelling.

The designs take account of the character of the surrounding area and nearby buildings, the requirements of the client and planning considerations including those that require attention to compliance with amenity space and living space standards.

The site is not within any statutorily designated conservation area and is in a sustainable location with all local facilities within easy reach by public transport, cycling or walking.

This lack of designation has informed the submitted designs of the proposed extensions and alterations and provides an ecologically sound building.

The neighbouring dwellings on Valebridge Road are mixed in scale and design many with additions and extensions.

LAYOUT & DESIGN

The proposed site layout has been developed following the decision to retain the existing building and improve the level of accommodation by carrying out the following works:

- Demolishing the existing garage.
- Reordering the layout of the existing dwelling and extending to the rear.
- Create additional floor space by utilising the roof space.

The layout of the reordered dwelling proposes family living accommodation and a bedroom/study on the ground floor with 2 no. additional bedrooms on the first floor.

The proposed buildings have been designed to utilise materials which will match those of the existing building and are commonly found in the area so that they blend with the existing context.

ACCESS

The proposal will utilise the existing vehicular entrance directly onto Valebridge Road.

Car parking spaces in compliance with ESCC Highways requirements are provided for each of the dwelling together with secure cycle storage in lockable garden sheds located in an easily accessible location in the rear gardens.

COMPLIANCE WITH PERMITTED DEVELOPMENT RIGHTS

The works proposed in this application have been assessed for compliance against the requirements of Class A, B & C.

Classes D, E, F, G & H are not applicable to the proposed works.

The proposed works comply with Part A for the following reasons:

- (a) The enlarged dwelling does not exceed 50% of the total area of the curtilage.
- (b) The height of the enlarged dwelling will not exceed the height of the original dwelling.
- (c) The height of the eaves of the enlarged dwelling will not exceed the height of the original dwelling.
- (d) The enlarged dwelling will not extend beyond a wall which fronts the highway or forms either the principal elevation or side elevation of the original dwelling.
- (e) The proposed extension at the rear of the dwelling does not exceed the rear wall of the original dwelling by more than 4 metres or exceed 4 metres in height.
- (f) The proposed extension at the rear of the dwelling is single storey.
- (g) The proposed extension is not within 2 metres of the boundary of the curtilage and less than 3 metres in height.
- (h) The proposed extension would not extend beyond a wall forming a side elevation of the original dwelling.

The proposed works comply with Part B for the following reasons:

- (a) The enlarged dwelling will not exceed the height of the highest part of the existing roof.
- (b) No part of the dwelling would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- (c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres.
- (d) The resulting roof space does not include a verandah, balcony, raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- (e) The dwelling is not on article 1(5) land.

The proposed works comply with Part C for the following reasons:

- (a) The proposed rooflight to the enlarged dwelling would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
- (b) The enlarged dwelling would not result in the highest part of the alteration being higher than the highest part of the original roof.
- (c) The enlarged dwelling would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

HIP TO GABLE EXTENSION CALCULATION

Maximum of 50 cubic metres allowable volume.

Volume Calculation:

$V = A \text{ (width)} \times 1/2 B \text{ (height to ridge)} \times 1/3 C \text{ (ridge extension)}$

$V = 7.2 \times 2.4/2 \times 3.6/3$
= 10.368 cubic metres per gable

Total volume of proposed hip to roof extensions is $3 \times \text{Volume calculation} = 31.1$ cubic metres

CONCLUSION

This application which proposes the alteration and extension of an existing dwelling is in compliance with Parts A, B & C of the permitted development rights for the householders of the existing property.