

Planning Statement



Proposed Access Works at
187 Station Road, Burgess Hill, RH15 9EG

1. Introduction

This Planning Statement has been prepared in support of a planning application for access improvement works at 187 Station Road, Burgess Hill. The proposals include the construction of a brick-built platform, ramp and step finished with slip-resistant paving, the replacement of the existing front external door with a similar level-threshold door, and the installation of black powder-coated handrails.

The application seeks to improve safe and inclusive access to the dwelling for the occupant and has been recommended by an Occupational Therapist. The works are supported by a Disabled Facilities Grant

2. Site and Surroundings

The property is a residential dwelling located along Station Road within the built-up area of Burgess Hill.

The site is surrounded by similar residential properties and benefits from an established public footpath to the front. The proposed works are confined to the front curtilage of the property and do not extend beyond the existing residential boundary.

3. Description of Proposed Development

The proposed works comprise:

- Construction of a brick and mortar access platform, ramp and step to the front of the property, designed to provide safe and inclusive access.
- The ramp, platform and step to be finished with slip-resistant paving materials to ensure safety and durability.
- Replacement of the existing front external door with a new door of similar appearance, including colour, style and materials, but incorporating a level threshold to facilitate step-free access.
- Installation of handrails, powder-coated black, positioned to provide appropriate support while remaining visually discreet.

The scale of the works is modest and confined to the front of the property, with careful consideration given to visual appearance and integration with the existing dwelling.

4. Planning Policy Context

The proposal has been assessed against the relevant policies of the Mid Sussex District Plan 2014–2031 and the National Planning Policy Framework (NPPF).

Key relevant policies include:

- DP1 – Sustainable Economic Development
- DP2 – Sustainable Development
- DP24 – Accessible Homes and Buildings
- DP26 – Character and Design
- DP28 – Health and Wellbeing

5. Assessment

The proposed works are modest in scale and appropriate to the residential setting. The materials and finishes have been selected to complement the existing property, ensuring no harm to visual amenity or local character.

The development significantly improves accessibility and safety for the occupant, aligning with Mid Sussex District Council's objectives to support independent living and inclusive design. The proposal will not result in any adverse impact on neighbouring properties, highway safety or the wider streetscene.

6. Conclusion

The proposed access improvements at 187 Station Road represent a well-considered, policy-compliant development that delivers clear social and functional benefits. The scheme aligns with Mid Sussex District Council planning policies, particularly those supporting accessibility and adaptation of existing dwellings.

For these reasons, it is respectfully requested that planning permission be granted.