

Planning Statement 24 Royal George Road, Burgess Hill, RH15 9SE

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OVERVIEW

This Planning Statement has been prepared by Hills Architectural Design in support of the accompanying planning application for redevelopment at 24 Royal George Road, Burgess Hill.

The existing layout consists of a commercial unit on the ground floor with a 3 bedroom maisonette over the first and second floors. The proposals seek to retain the commercial unit on the ground floor and provide three apartments. The internal layout will be reconfigured with some alterations proposed to the fenestration and roof.

The planning benefits of the proposed development include:

- The proposal recognises the local planning policy context which affects the site, including the priority of re-using what would otherwise be a vacant existing building.
- The proposal will create much needed dwellings for individuals/ couples.

1.0 INTRODUCTION TO THE PLANNING PROPOSALS

The Overall Proposals

This Planning Statement has been prepared by Hills Architectural Design in support of the accompanying planning application for a part change of use and development at 24 Royal George Road, Burgess Hill.

The development proposals comprise to rearrange the layouts on the ground, first and second floors to provide 2no. 1 bedroom flats, 1no. 2 bedroom flat and a commercial unit.

The commercial unit on the ground floor is currently empty. The proposals seek to retain the commercial unit but reduce in size. The rear portion of the dwelling will be replanned to provide accommodation for flat 1.

The overall floor area of the ground floor provides 60m² of commercial space which includes a kitchen and WC. The proposals seek to reduce the commercial space to 25m².

The proportions therefore are as follows: • 35m² commercial to change of use to residential and the reconfiguration of existing dwelling to provide two further apartments. The Planning Statement summarises the planning context of the site and also reviews the consistency of the proposed development with planning policy at the national, regional and local levels through an examination of the relevant policy documents and planning guidance.

The development proposals are considered to be appropriate, given the specific and established characteristic of the site, together with the existing and emerging planning policy context.

The main beneficial objectives of the development are:

- The proposal recognises the local planning policy context which affects the site, including the priority of avoiding vacant buildings.

- The proposal will create much needed dwellings for individuals and also retains a commercial unit.

2.0 DEVELOPMENT CONTEXT

The Site and its Surroundings

The application site is located centrally in Burgess Hill with excellent access to local amenities,

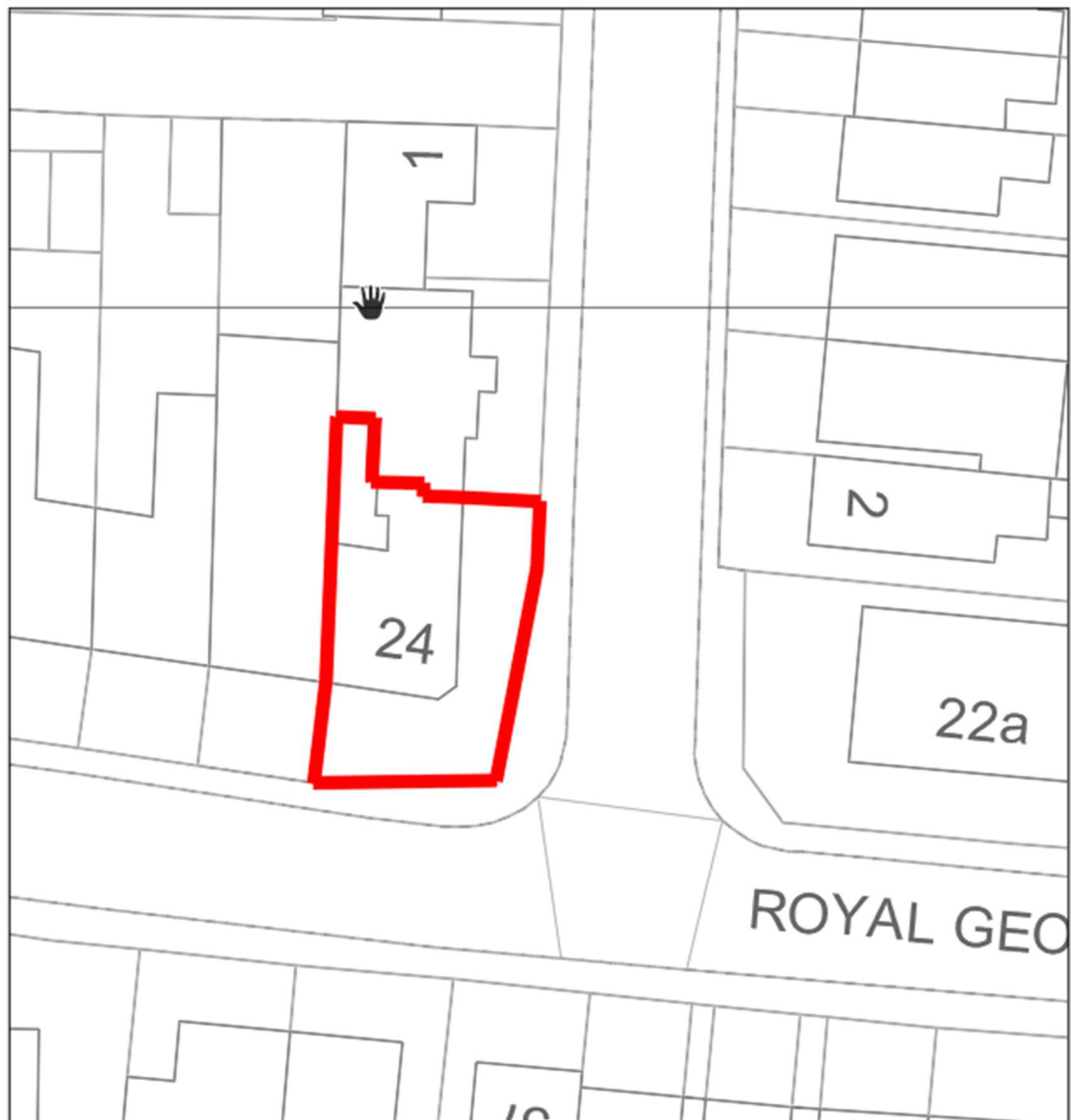
The site is 0.2miles from St John's Park, 0.4miles from the Burgess Hill Town Centre and 0.5 miles from Burgess Hill Train Station.

The building, on the site occupies the corner of Fairfield Road and Royal George Road. The building is set back from the footpath with offstreet parking.

The property is arranged over three floor with windows on the northern, southern and eastern elevations, with dormer windows within the roof at the front and rear (South and East)

The building adjoins residential properties on to the rear (North) and on the western side of the building.

Figure 1 – Site Location



Photographs of the exterior of the building are included at Figures 2 and 3.

Figure 2: External view of the building (front)



External view of the building (side)



Figure 3: Aerial view of the building

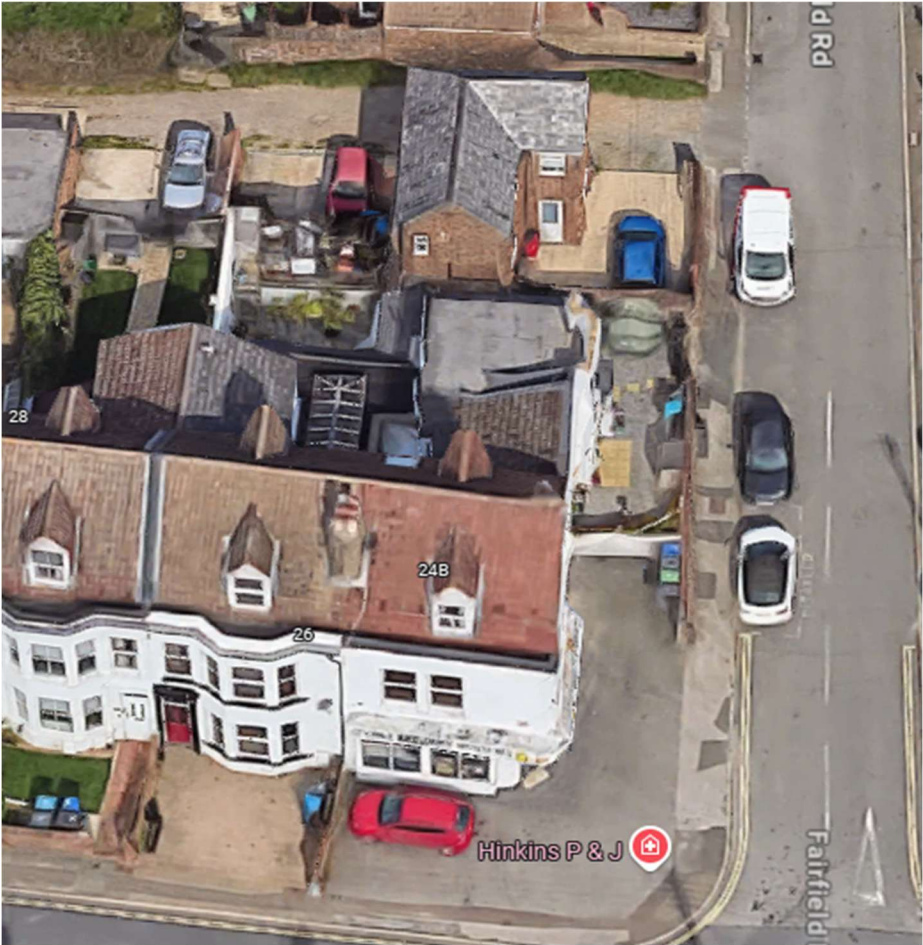


Figure 3: Aerial view of the building



3.0 PLANNING POLICY CONTEXT

Mid Sussex District Plan Adopted 2018 Policies:-

DP1 : Employment. The current commercial unit is empty. The proposals seek to retain the commercial space but with a smaller floor area to make the space commercially viable for small businesses. There will be no loss of employment.

DP6 Burgess Hill as being a Category 1 settlement which has a comprehensive range of employment, retail, health, education, leisure services and facilities. Such a settlement will benefit from good public transport and will act as a main service centre for the smaller settlements. In other words, this location is a sustainable which would support new residential development

DP17 – Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). The site falls outside of the Ashdown Forest zone of influence as such no mitigation would be required to offset the impact of new residential development

DP21 -The proposed scheme will utilise the existing parking spaces. There is also onsite parking available on Fairfield Road.

DP26 and DP35 Character & Design: The external appearance will not alter significantly from the existing. The larger commercial windows are divided into smaller bay windows with flat roofs and timber windows. The existing dormer windows will be replaced with wider openings which are of a similar designs to the dormer windows on No. 30 Royal George Road.

DP27 Dwelling Space Standards: The flats provide the following floor areas

Flat 1 – 1 bedroom 42m²

Flat 2 – 2 bedroom 55m²

Flat 3 – 1 bedroom 35.6m²

Flat 3 is slightly under the recommended space standard, however the room sizes are compliant.

DP28 Accessibility - A ground floor flat will be provided with level access.

DP30 Housing mix – The scheme provides 1no. 2 bedroom and 2no. 1 bedroom apartments

DP35 – Conservation Areas. The site falls with the Fairfield Conservation Area. The designs are sympathetic to the existing street scheme and will not cause any material harm to the area.

DP39 Sustainable Design & Construction: The re-use of this building, rather than re-development very much accords with this policy. Water usage within the apartments will also be limited to 110l per person per day.

DP42 Water Infrastructure: With the use of flow limiting taps this development should easily comply with limit of 110l per person per dwelling water usage.

National Planning Policy Framework

Looking at the National Planning Policy Framework, there are a number of applicable policies.

The LPA have allowed for a windfall of new dwellings of 450 units, the development will form part of this allowance, it is also obvious that there is a severe shortage of this type of property in Burgess Hill.

Item 51 of the NPPF states that LPA's should identify and bring back into residential use empty buildings. They should normally approve planning applications for change of use to residential use buildings.

The proposals therefore represent a sustainable form of development, which accords with the planning objectives of NPPF. Only minor building alterations are proposed to the elevations, therefore the development would have little effect on the appearance of the area or on the local environment.

4.0 CONSERVATION

The site falls within the Fairfield Conservation Area

This area was also designated a Conservation Area in 1989. It is located to the west of the London Road. This was one of the earliest parts of the town to develop during the 19th century and is of considerable historic interest. The predominant building material is brick and this is a reminder of the origins of Burgess Hill as an important centre for the manufacture of bricks. The area north of Royal George Road comprises the largest concentration of small Victorian terraced housing in Mid Sussex and has a distinctive atmosphere and character of its own. In Portland Road, the houses are larger, but the road is reminiscent of a country lane and has an attractive semi-rural character. The features which contribute to the character of the Conservation Area are as follows:

- the use of brick in the construction of most of the buildings;
- the concentration of small Victorian terraced houses, many of which are bay-fronted, with small front gardens enclosed by low boundary walls;
- the semi-rural character of Portland Road due to its narrowness, unevenness and lack of footways;
- the extensive views out of the area of distant undulating countryside, particularly looking south down Livingstone Road and Fairfield Road from where there are views of the South Downs and Jack and Jill windmills;
- the predominantly high density residential character of the area; and
- the strong sense of enclosure of the area.

5.0 SUSTAINABLE DRAINAGE

The redevelopment will utilise the both the foul and surface water drainage systems.

There will be no additional roof area, all roofs will drain into the existing rainwater pipes.

EXISTING: the existing office building includes 1 WC a hand basin and a sink. The maisonette has a further 2 bathrooms and a kitchen consisting of 2 WC's, 2 basins, 2 showers a bath and a kitchen sink

PROPOSED: In total the proposal contains 5no. WC's, 1 no. bath, 3 no. shower, 4 no. hand basins and 4 no. sinks. To discharge into the existing system.

6.0 FLOOD RISK ASSESSMENT

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Other flood risks

[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

7.0 CONCLUSIONS

Following a positive pre-application application, the scheme has been carefully designed to meet with the planning policies outlined in this document.

The proposals reuse an existing building which has remained empty for a number of years and would assist with the housing needs of the locality and also retain a commercial unit.