

**Design & Access
Statement
For:**

**Two Storey Side Extension
Replacement / Extension
of Existing Bay Window
at:
2 By Sunte
Lindfield
Haywards Heath
RH16 2DF**

Ref:
4108

Client:
Mr M McGlinchey

Statement Compiled By:
Clive Voller Associates Ltd.
2 Woolven Close
Burgess Hill
West Sussex
RH15 9RR

Date:
Feb 2025

Revision:
A – Nov 2025 – Re-submission following re-design
B – Nov 2025 – Bay window added

USE:

2 By Sunte is a north facing detached two storey dwelling. Externally the ground floor is constructed from face brickwork, the first floor is white painted render under a red tiled roof. The windows are white powder coated aluminium. To the eastern side of the dwelling is a mono-pitched roofed garage which is beyond economic repair



North Elevation (front)



West Elevation (side)



East Elevation (side)



South Elevation (rear)

SITE & SURROUNDINGS:

The site is located within the built-up area of Lindfield on the corner of By Sunte & Portsmouth Lane. Neighbouring dwellings are located to the north, east & south of the site, the dwelling is set back from the highway by a drive & gardens providing 2 off road car parking spaces

The application relates to an established residential area and is one of four dwellings of a similar character and style to the east, dating from the early 1900s. These properties each have a front facing gable end, with a box bay window and are consistent with the use of materials.

AMOUNT:

The application seeks approval for the demolition of the existing attached garage to the east of the site & construction of a two-storey extension creating a store, utility room & home office to the ground floor & an additional bedroom, shower room & enlargement of an existing bedroom to the first floor

Replacement of existing bay window to the west elevation extending to first floor

APPEARANCE:

The proposed extension / bay window will be finished in face brickwork to the ground floor with white painted render over. The roof would be tiled in plain clay tiles, the new doors & windows would be white powder coated aluminium all matching the existing.

SUSTAINABILITY:

The application site is located within a sustainable location, Lindfield high street with its range of retail outlets & local bus network is ½ mile away. Haywards Heath main line railway station is less than a mile away & Hickmans Lane recreation ground is ½ mile away.

The existing boiler will be replaced with a new energy efficient condensing boiler. New insulation will be added to the loft to bring the U values in line with building regulations. All new windows & doors will be double glazed. Overall the proposals will significantly improve the properties energy efficiency in line with modern standards

LANDSCAPING & BIO-DIVERSITY:

The existing garden is mainly grass and shrubs, the proposed extension will partly sit on the same footprint as the garage the remainder is currently hard standing. Running west to east in the rear garden is West Common Stream, see separate flood risk assessment for details

SUMMARY:

It is considered the proposed additions are of a size and design consistent with the host dwelling, the roof forms of the extension reflect the style of the host dwelling. A number of surrounding properties have been extended; therefore, the proposed works would be consistent with neighbouring properties. Measures will be taken to improve the energy efficiency of the property by way of improved insulation levels, replacement boiler & double-glazed windows & with the property being in a sustainable location where a car will not always be required to utilise the local amenities. The rear & side gardens are substantial enough to accommodate the proposals without dominating the plot or disturbing the existing bio-diversity.