

Planning, Design and Access Statement

Proposed Front Porch Extension

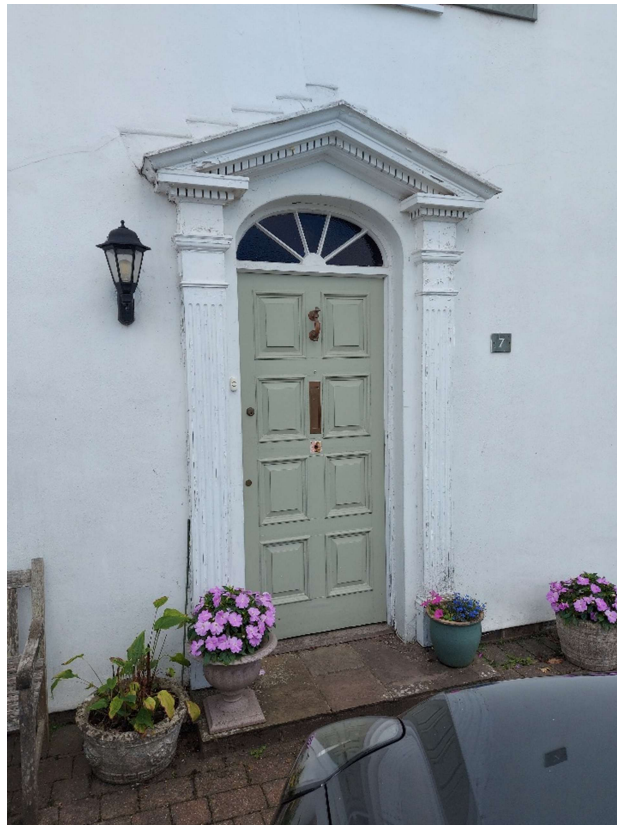
7 Sergison Road, Haywards Heath, West Sussex, RH16 1HS

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed alterations to the above property. The property comprises a detached two storey house, with two attached garages, situated on the south east side of Sergison Road, Haywards Heath, West Sussex. The property is not listed, nor is it situated in a conservation area. The proposal comprises the construction of a small porch extension at the front of the property, to improve the entrance and access to the house.
Use	The property is a domestic dwelling and this will not alter.
Amount	The gross floor area of the existing property in its current form is 120.0m², excluding the existing conservatory, and the extension will add just 2.16m² to the floor area.
Layout	The proposed extension will be located to the front of the property, creating and enhancing the entrance to the house. Although the extension will occupy a small part of the existing paved drive, the remaining drives are capable of accommodating 3No 5.0m x 2.5m off street parking spaces, in addition to the two garages that also exist.
Scale	It is considered that the overall size, height and scale of the proposal are acceptable.
Landscaping	Specific landscaping is not included in the proposal.
Design and Appearance	The new walls will be finished with white painted render, to match the extant walls and the roof will be clad with concrete tiles that match those on the existing roof. The new door and windows will have white P.V.Cu frames that match the others on the property. If practicable, the existing timber portico will be refurbished and refixed around the new front door. However, if it transpires this is not possible, a new G.R.P. portico, similar to the existing one, will be provided.
Access	Principal access to the property will continue to be via the new front door, to which step free access will be provided.
Trees	There are no trees within 15m of the proposed extension

Site Photographs



Existing North East (Front) Elevation



Close up view of the existing front door