

January 2025

Design and Access Statement

38 Midfields Drive, Burgess Hill

This Design and Access Statement accompanies a planning application to Mid Sussex District Council which seeks approval for a rear extension and loft conversion.

This application follows planning application DM/24/1853 which was withdrawn. The application has been prepared following a Pre-App and discussions with MSDC Planning Dept.

Location

The properties on Midfield Drive consists of detached and semi detached bungalows. Midfields Drive does not fall within a conservation area.

Many of the existing properties have been extended at ground floor level and with roof conversions.

No 38 is a detached bungalow at the on the turning point at the end of the close. The property has an exceptionally large rear garden with a mature boundary.

Use

The applicant wishes to extend and reconfigure the layouts of their home to provide a self contained accommodation for their elderly parents which require care.

The proposals consist of two new bedrooms on the ground floor with a lounge and bathroom which are separate to the family home. The existing layout will be replanned to suit the new care accommodation and loss of family bedrooms

The application also seeks approval for a loft conversion to provide bedrooms for the family consisting of a master suite and two bedrooms for the children. A shower room and ensuite are also provided in the converted loft.

Amount

Proposed

Ground floor	27m2
Loft Conversion	49m2
<u>Total</u>	<u>76m2</u>

The total additional floor area has reduced from 90m2 on the previous application.

Scale and appearance

The rear extension will be constructed from facing bricks to match the existing bungalow under a pitched roof which replaces the current flat roof which is in poor repair.

Following discussions with MDSC Planning Dept, we had feedback that the proposed roof form should follow the existing. The new roof form is hipped and set to the same roof pitch with eaves set to the same level as existing. All rooms have Velux roof windows.

The extension will be to the rear of the property so the street scene will remain as the existing.

Landscaping

The application does not make any alterations to the soft landscaping.

Access

Access will remain as existing.

Flood Risk Assessment

38 Midfields Drive is a private detached bungalow. We have reviewed the flood risk data online and confirm the following

1. Yearly chance of flooding – Low
2. Rivers and Sea – Very Low
3. Groundwater – Unlikely
4. Reservoirs – Unlikely.

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.