

PLANNING STATEMENT

Application Site:

Robinshaw

Haywards Heath Road

Balcombe

RH17 6NJ

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a first-floor extension and a rear extension at Robinshaw, Haywards Heath Road, Balcombe, RH17 6NJ.

The proposal seeks to significantly improve the appearance, functionality and longevity of the existing dwelling by replacing its dated bungalow form with a well-proportioned detached family home that better reflects the established character of the surrounding area.

The proposal has been designed having regard to the relevant policies of the Mid Sussex District Plan 2014–2031, the National Planning Policy Framework (NPPF) and, where applicable, the Balcombe Neighbourhood Plan.

2. Existing Site

Robinshaw is currently a detached bungalow occupying a generous plot on Haywards Heath Road. Whilst structurally sound, the existing property has an awkward and unbalanced appearance which does not sit comfortably within the prevailing character of the surrounding area.

The surrounding area is characterised by attractive semi-detached Victorian and traditional family homes of two-storey scale, with varied roof forms, generous spacing and architectural detailing. In comparison, the existing bungalow appears visually subdued and does not contribute positively to the character of the road.

3. The Proposal

The application proposes:

- A first-floor extension creating a two-storey detached dwelling.
- A rear extension to provide improved internal living accommodation.
- External alterations to create a cohesive and attractive architectural design.

The design has been carefully considered to produce a dwelling that is sympathetic to neighbouring properties whilst remaining appropriate for its generous plot. The resulting building provides a balanced appearance with improved proportions, creating a high-quality family home that integrates well with its surroundings.

4. Design and Character

A key objective of the proposal is to enhance the visual quality of the property.

Rather than appearing as an isolated bungalow of differing scale and character, the proposed dwelling adopts proportions, roof form and massing that are more consistent with the Victorian and traditional homes found along Haywards Heath Road.

The proposal has not sought to replicate neighbouring properties exactly; instead, it draws inspiration from their scale, proportions and architectural character to create a dwelling that sits comfortably within the character of the surrounding area.

The development will significantly enhance the appearance of the site and make a positive contribution to the wider street, replacing an outdated bungalow with a well-designed family home that complements neighbouring development.

The proposal is consistent with Policy DP26 (Character and Design) of the Mid Sussex District Plan, which seeks high-quality development that responds positively to local character, reinforces a sense of place and respects the scale, form and appearance of surrounding buildings.

5. Impact on Neighbouring Amenity

The proposal has been carefully designed to respect neighbouring residential amenity.

The extensions remain comfortably within the generous plot and have been positioned to minimise any impact on adjoining properties. Given the separation distances and relationship with neighbouring dwellings, the proposal is not expected to result in unacceptable overlooking, loss of privacy, overshadowing or loss of daylight.

The proposal therefore accords with the objectives of Policy DP26, ensuring that neighbouring occupiers continue to enjoy an appropriate level of residential amenity.

6. Scale and Massing

Although the proposal introduces an additional storey, the resulting dwelling remains proportionate to both the size of the plot and the surrounding built form.

The scale reflects many of the neighbouring homes and represents an appropriate use of the site without appearing overbearing or dominant.

The revised proportions create a more balanced and attractive building that enhances the overall character of Haywards Heath Road.

7. Planning Policy Considerations

The proposal accords with the key principles of national and local planning policy by:

- Enhancing the appearance of the existing dwelling.
- Respecting and reinforcing the established character of the surrounding area.
- Delivering a high-quality family home.
- Making efficient use of an existing residential plot.
- Avoiding unacceptable impacts on neighbouring occupiers.

- Improving the visual quality of the built environment through thoughtful and sympathetic design.

The proposal is considered to comply with the objectives of the National Planning Policy Framework, particularly Chapter 12 – Achieving Well-Designed Places, which promotes development that is visually attractive, sympathetic to local character and creates high-quality places.

The proposal is also considered to accord with Policy DP26 (Character and Design) of the Mid Sussex District Plan by respecting the local context and delivering a high standard of design that positively contributes to the character of the area.

8. Conclusion

The proposed first-floor and rear extensions provide an opportunity to transform an outdated and visually awkward bungalow into an attractive detached family home that better reflects the established character of Haywards Heath Road.

The design has been carefully developed to complement the surrounding Victorian and traditional housing, improve the overall appearance of the property and provide modern family accommodation without causing unacceptable impacts on neighbouring properties.

The proposal represents sustainable, high-quality residential development that accords with the National Planning Policy Framework and the relevant policies of the Mid Sussex District Plan, particularly Policy DP26 (Character and Design). It is therefore respectfully requested that planning permission be granted.