

Design and Access Statement for work to 1 Teasel Way, Lindfield, Haywards Heath, RH16 2FZ

Introduction

This statement is submitted in support of the householder planning application by Mr Rungroj Park Rojanachotikul relating to the above property. Planning permission is sought for the internal sub-division of the existing garage to provide office accommodation and storage space, similar to the approved scheme at 9 Teasel Way (DM/23/2524).

Amount

The proposed development will provide additional habitable accommodation (GIA) of approximately 10.5 sq m. Currently the existing garage does not provide sufficient space for parking, and is currently used as ad-hoc storage. The proposed improvements seek to make better use of the garage by part converting it to a much needed office, with the remainder of the garage reorganised into a more efficient storage area.

Use & Layout

The property is a private dwelling comprising a kitchen / dining room & lounge, sitting room, 4 bedrooms and 3 bathrooms/WC. There is also an attached garage to the side of the property, accessed externally from the main house. The proposed development will offer improved connectivity between the existing house and garage, and provide opportunity to refurbish the existing garage. The additional space will provide an office space necessary for a separated working-from-home occupation, and suitable for a family home of this size, thus providing the additional living space for Mr Rojanachotikul and his family within the property for many years to come.

Scale & Form

The proposed development does not enlarge the current footprint of the property. The new window and door face entirely into the property's back garden and as such are considered to be respectful of neighbours' privacy, daylight and outlook, and as such will not cause harm to the current amenity enjoyed, nor cause any suffering by direct overlooking.

Appearance & Design Quality

The proposed design employs a new UPVC window and door, matching that of the host property. The remainder of the works are contained to internal improvements with retrofit solutions compliant with Building Regulations. Through a sensitive choice of high quality building materials and careful detailing, it is anticipated the proposed development will be a well-designed improvement to the existing building. Note, there will be no change to the property externally on Teasel Way, with the existing up-and-over garage door remaining to provide access to a better organised storage area at the front.

Access

There will be no change to the current access arrangements from Teasel Way as a result of the proposals.