Date: 02/05/2025

Planning Statement

Address: Greensleeves, Lower Station Road, Henfield, BN5 9UR

Planning Permission is sought for the re-modelling of the existing ground floor space at the rear of the house (currently comprising a kitchen, breakfast room, conservatory, and toilet) and the construction of a single storey rear extension.

In preparing this Planning Application careful consideration has been taken of Policy 32 and Policy 33 of the HDPF.

Greensleeves is a semi-detached dwelling in the built-up area boundary of Henfield. The site is not within any Conservation Area. The property is not a Listed Building.

The application dwelling is set back from Lower Station Road with a parking area provided to the frontage. The application will cause no changes to the access to the property.

The proposed single storey extension and remodelling works will be located at the rear of the property and therefore will not create any impact on the street scene.

The proposal as a whole allows for the use of high-quality materials and will provide improved thermal values to the property.

The existing conservatory will be demolished and a new timber framed double glazed conservatory will be erected in its place. Its design will be in keeping with the appearance of the main building and the character of the area.

The new timber glazed conservatory will be reconfigured keeping the same depth of the existing conservatory.

The proposed single storey rear extension will provide a utility and a shower room. It will be significantly modest in scale and will cover an area of approximately 19sqm.

The scale and form of the proposed construction will respect and complement those of the host dwelling. Its materials will blend with the style and materials of the main building and the surrounding character of the area (specification of the materials can be found on the attached drawings).

There will be no windows to the side which would overlook into the neighbouring property (Fig Tree House). Flat roof lights are going to be located on the flat portion of the roof of the new extension.

The proposal will unlikely cause any harm in terms of loss of privacy or worsen any pre-existing overlooking conditions.

Following Pre-Application Advice (ref. PE/24/0214), and further exchange of emails (here in attachment), the proposed ground floor extension depth has been set to be 4.5m as advised to reduce the impact on the neighbour's amenity.

We have included in the supporting drawings to this application the 45 degrees rule as suggested during Pre-Application. The drawing shows that the impact of the proposed extension on the amount of sunlight received by the neighbouring property will be small.

Also, on this point it has to be noted that the affected double doors are North facing, therefore they will not receive any direct sunlight.

In addition to the above it has to be considered that the same neighbouring property room is served by further windows, which will help to guarantee an acceptable amount of daylight and sunlight to the room.

Careful consideration has been taken into account regarding the impact of the proposal upon neighbouring properties by way of overbearing impact. With consideration to the character of the site, given the large size and openness of the rear gardens of both properties, we do not envisage that the location of the proposed rear extension will cause any sense of enclosure to the neighbouring property.

We hope that the drawings and information supplied are explanatory of our proposal and look forward to hearing from you.

Yours faithfully,

Renzo Pizzi