



PLANNING STATEMENT

Homestead, Lewes Road, Newhaven, BN9 9AA

STATEMENT FOR: Susanna Love

March 2024

INTRODUCTION

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Planning statement



This statement is submitted in support of planning application for a reroof and rear extension to existing bungalow at Homestead, Lewes Road, Newhaven, BN9 9AA. This full planning application is submitted by Jones Projects Architectural.

The site falls within Lewes & Eastbourne Council, wherein the principle of development is acceptable, providing given policy criteria are met.

The accompanying drawings to the application illustrates the form of development, illustrating the appropriateness of the proposal to the property within a residential development.

THE SITE

The application site is situated within the town of Newhaven. Properties within the surrounding locality comprise a mixture of architectural styles and designs.

Overall, the property is of suitable proportions, size, layout and location to ensure the proposal would fit without any unacceptable level of impact on the amenity of the neighbouring properties, local traffic or more generally the wider character of the area.

THE APPLICATION PROPOSAL

At the moment the land is not in a serviceable condition and is in need of being looked after and bringing up to date. The roof tiles also include asbestos. The bungalow is in need of modernising to retain its use, and this will also improve the street scene.

The owners are looking to retain the bungalow and enjoy the land as a family. They would be using low water usage in the house, electric car charging, and include bicycle storage. Ecological principles have also been met through preserving the existing habitats and they would be enhancing the habitat by managing the trees, hedgerow and grasses, as well as creating a pond to encourage insects and through planting native species.

The site is mostly on a gradient so it would not flood, and maintaining the trees and vegetation will help stop soil erosion thus reducing flooding potential. 'Green' permeable surfaces will be used on driveways to mitigate water runoff.

The property is on the boundary of the South Downs National Park, and we have adhered to their rules and regulations.

The proposed development would not infringe on other neighbours privacy.

The proposed materials for change are on the attached planning drawings.

Calculations.



Calculations of existing building and property;

Existing property $8.231 \times 9.573 = 78.79\text{sqm}$

$4.475 \times 1.268 = 5.67\text{sqm}$

$2.009 \times 1.100 = 2.209\text{sqm}$

G1 $4.6 \times 16 = 73.66\text{sqm}$

G2 $6.2 \times 3.8 = 23.56\text{sqm}$

K1 $14.3 \times 2.1 = 36.03\text{sqm}$

S1 $4.7 \times 2.6 = 12.22\text{sqm}$

Old porch $2.1 \times 1.2 = 2.52\text{sqm}$

Rear outbuilding $1.7 \times 4.2 = 6.97\text{sqm}$

Total – 241.62sqm

40% = 96.64sqm

Total sqm allocation with 40% added – 338.26sqm

Calculations of proposed building (extension and garage and carport);

Existing building 86.66sqm

Extension $6.228 \times 3.780 = 23.54\text{sqm}$

Extension $6.228 \times 4.408 = 27.45\text{sqm}$

Garage $7.509 \times 3.700 = 27.78\text{sqm}$

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Carport 2.712 x 5.180 = 14.06sqm

Total of current planning proposal – 179.49sqm

Total allowance left of 40% of buildings – 158.77sqm

SUMMARY & CONCLUSIONS

It is considered that this proposal is in compliance with all relevant local planning policy and acceptable for the following reasons:

- The proposed location of the development would not infringe on existing neighbours privacy.
- The plot is on a 1.52-acre plot and requires extensive modernisation and redevelopment due to current condition.