

ref: 314/das: revB

Design and Access statement
For
Withy Cottage, Horsted Lane, Danehill, RH17 7HP

Demolition of existing conservatory and removal of existing veranda. Erection of a single storey rear extension and linking porch. Erection of a car barn with accommodation over (accommodation is ancillary to main dwelling) and with front and rear dormers together with associated internal and external alterations including extending the existing retaining wall within the curtilage of the site.

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Mr & Mrs Humphrey. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder and comprises of the following:

- Demolition of existing conservatory
- Removal of existing veranda
- Erection of single storey rear extension and linking porch
- Erection of car barn with accommodation over ancillary to the main dwelling.

The approach for the design and appearance have been to adhere to the existing character of the house and continue with the inherent materials and features on the existing property whilst introducing timber cladding to be akin to an 'outbuilding' subservient to the main house and materials.

Relevant Planning History:

Ref: 13/00711/FUL – Erection of detached garage with games room over, approved 24/04/2013

2.0 Site Use

Withy Cottage is a semi-detached cottage set in a generous plot within an area of outstanding natural beauty and the house is partially screened by mature trees and shrubs. The house is traditionally built with brick and a plain concrete tile roof covering with concrete tile hung dormers.

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3.0 Site Proposal

The proposal seeks to create further habitable accommodation to enable two generations of the family to live at Withy Cottage also providing additional working from home space on the ground floor.

The existing ground floor area is 106m² (86m² + conservatory 20m² = 106m²)

The proposed ground floor extension is 59m²

The proposed first floor ancillary accommodation over proposed garage/car barn (floor area 1.8m and over) is 37m²

Net increase of 96m² habitable floor space

4.0 Layout

The current layout offers accommodation over two floors.

The proposals will provide the family with a more sustainable space than the existing conservatory that will overcome seasonal extremes of overheating and heat loss. The additional accommodation on the ground floor of the car barn, will provide a dedicated working from home space with accommodation above creating independent habitable space for younger members of the family. This accommodation will remain physically linked to the main dwelling and therefore be ancillary to it.

A two-bay garage sits adjacent to the ground floor study space which is also adjacent to a tool store and undercroft logs store.

5.0 Scale

The proposal has been developed with consideration and taking into account the neighbouring context so as to ensure the proposals look in proportion and do not encroach beyond planning guidance extents. The natural topography and height of the extension has a lower ridge height than the cottage and is set back to ensure it is subservient to the main dwelling.

6.0 Landscaping

Where works affect the planting, parking, driveway and patio areas, existing extents will be retained and modified. The highway facing close board fence, brick piers and gates will remain. Within the plot, the existing post and rail fencing will be retained, but modified and continued alongside the face brickwork retaining wall to suit the topography and proposed levels. This demonstrates the boundary between the residential and agricultural curtilage of the site.

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7.0 Appearance

The existing property is currently built using the following materials
walls; Face brickwork and tile hanging dormer cheeks
roof; Plain concrete tiles
windows; timber, pvc-u, powder coated aluminium rooflights
doors; timber and pvc-u
gutters and downpipes; black pvc-u

The proposal is for the following materials
walls; Face brickwork and timber cladding
roof; Plain concrete tiles or machine made plain clay tiles
windows; Timber and powder coated aluminium
doors; timber and powder coated aluminium
gutters and downpipes; black pvc-u

8.0 Access

The pedestrian and vehicular access to the property will remain unchanged; however the proposals include an enhanced turning provision within the driveway, improving safety when entering and exiting the highway. Parking provision will remain unchanged.

9.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the extension. Recycling of materials will be included and maximised as much as possible. Rainwater attenuation and harvesting is proposed for the new works.

10. Conclusion

Overall, it seems that the proposal would not be out of scale or out of character with this area. The proposed works seek to provide the increased habitable space required, reflecting the needs more suitable for modern day living.

MID SUSSEX DISTRICT PLAN

DP16 HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

Strategic Objectives

3. To protect valued landscapes for their visual, historical and biodiversity qualities.
11. To support and enhance the attractiveness of Mid Sussex as a visitor destination

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The proposals comply with the policy by ensuring that the development respects the valued landscape qualities of the High Weald AONB. The scale massing and design of the extensions are subservient to the main dwelling and sensitive to the surrounding landscape.

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The design has respected the inherent character of the property, keeping scaling and massing reduced as much as possible.

HORSTED KEYNES NEIGHBOURHOOD PLAN

HK4 Maintaining local character and good quality design

- Achieving high quality design that respects the scale, bulk and character of existing and surrounding buildings; and
- ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street; and
- using good quality materials that complement the existing palette of materials used within Horsted Keynes; and
- demonstrating where possible innovation to achieve low carbon sustainable design (as per policy HK11); and
- adopting the principles of sustainable urban drainage, where applicable (as per policy HK12); and
- respecting the natural contours of the site and protecting and sensitively incorporating well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and
- providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.

The proposals comply with the above policy achieving high-quality design that respects scale and massing of the existing dwelling. The materials proposed will complement the existing dwelling and reflect the local area. Car parking provision will remain unchanged, with enhanced turning provision within the driveway improving safety when entering and exiting the highway.

HK5 Infill development and domestic extensions

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- the spacing between buildings reflects the character of the street scene (in the case of domestic extensions, the scale, height and form must fit unobtrusively with and be subservient to the existing building); and
- existing gaps between buildings which provide important views out of the village to the surrounding countryside (as referenced within paragraph 5.29 above) are retained; and
- materials are compatible with materials of existing/surrounding buildings; and
- suitable access and on-site parking is provided without detriment to neighbouring properties; and
- there is no unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained.

The proposals comply with the above policy by ensuring that the scale, form and design of the extensions are sympathetic to the existing dwelling and its setting. The development remains ancillary to the main house and does not result in overdevelopment of the plot or harm to the character of the building or surrounding area. The height, massing and layout are carefully considered to ensure the proposals remain visually subordinate and respect neighbouring amenity.

HK11 Low carbon-design and renewable energy schemes

Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.

The replacement of the existing conservatory with a more thermally efficient structure will significantly improve energy performance by reducing heat loss in winter and overheating in summer. The design allows for improved insulation and efficient glazing, contributing to lower energy consumption and enhanced environmental performance.

MID SUSSEX DESIGN GUIDE -SPG

DG45 Consider your neighbours. Make sure the proposed extensions do not intrude upon a neighbour's privacy

The siting and orientation of the proposals have been designed to preserve views, spacing and the overall character of the site.

DG48 Extensions should be subservient to the scale, form and massing of the original building

The additional accommodation over the garages/car barn has been designed so it does not dominate the existing building or the wider site. The roof form, proportions and detailing have been carefully designed to complement the main dwelling, while the materials are sympathetic to the existing ensuring the extension is subservient yet integrated to the existing house.

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DG49 General principles for extensions

- Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal
- Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

The new single storey rear extension and car barn with accommodation over are subordinate to the main dwelling and respect its original form and character. The scale, height and massing of the development have been carefully considered to avoid visual dominance and to ensure the proposals integrate successfully with the existing building.

DG50 Front & Side Extension

- Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.
The gaps between dwellings can sometimes positively contribute to articulating and adding interest in a street frontage or be providing views/visible connections to the surrounding countryside. Side extensions will therefore, need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.

The additional accommodation above the car barn is positioned set-back from the house and does not interfere with sightlines or overshadow adjoining properties.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Paragraph 50 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

Paragraph 135 Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

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- c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d. d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposals are mindful, and adhere, to this policy.

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