



## PLANNING, DESIGN AND ACCESS STATEMENT

CULVERS  
CHURCH FIELDS  
HURSTPIERPOINT  
WEST SUSSEX  
BN6 9TU

DEMOLITION OF EXISTING GARAGE AND ERECTION OF  
REPLACEMENT GARAGE. ERECTION OF A PARTIAL GROUND AND  
FIRST FLOOR SIDE EXTENSION, ALTERATIONS TO INTERNAL AND  
EXTERNAL LAYOUT, SOLAR PANELS AND REPLACEMENT OF  
WINDOWS AND DOORS.

Client: MRS CATHERINE MULCAHY

MARCH 2025

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## 1.0 Introduction

- 1.1 Sadler Planning is instructed by Mrs Catherine Mulcahy to prepare a Planning, Design and Access Statement to demolish the existing garage and erect a replacement garage, erect a partial ground and first floor side extension, alterations to the internal and external layout, solar panels and replace the windows and doors.
- 1.2 This Planning, Design and Access Statement has been written by Kathryn Sadler BA (Hons) Dip TP MRTPI who has over 20 years experience of working as a Town Planner within local authorities and private practices within the southeast.
- 1.3 The Statement should be read in conjunction with:
- The Plans provided by Fresh Architects,
  - The Heritage Statement provided by DGC Historic Buildings Consultants, and
  - The Arboricultural Impact Assessment & Method Statement provided by Arbortrack Systems Ltd.

## 2.0 Background and The Proposal

### Background

2.1 The Applicant's have submitted two Pre-Application enquiries (reference DM/24/1799) for similar works and the feedback received has stated:

- the first floor extension should be subservient to the existing house;
- the first floor extension should be reduced in size and height;
- there are views of the site from the public right of way to the south of the site and these views would be towards the Conservation Area.
- the proposed extension would result in the existing dwelling being unduly dominant within the views towards the Conservation Area from the public right of way to the south; and
- in terms of the enlarged garage it would remain a modest single storey nature and its roof design would be an improvement to the existing.

2.2 The proposal has since been revised to address the comments raised by the Local Planning Authority and a Heritage Consultant has also been appointed to address the impact on Hurstpierpoint Conservation Area and Holy Trinity Church which is Grade II\*.

2.3 Since the previous Pre-Application submissions, the proposal has been amended in the following ways:

- the width of the first floor extension has been reduced;
- the ridge height of the first floor extension has been lowered;
- the first floor extension now appears as a subservient element to the existing house;
- the window proportions have been reduced;
- the first floor extension has been set back from the existing rear elevation (as seen from the footpath to the south);
- the first floor extension would be built utilising tile hanging to differentiate the extension as a subservient element to the main house and its existing white rendered gables on the front elevation; and
- the proposed tile hung first floor extension blends in with the existing rear first floor level which is tile hung.

### Proposal

2.4 This planning application and conservation area consent proposes to demolish the existing garage and erect a replacement garage, erect a partial ground and first floor side extension, alterations to the internal and external layout, erection of solar panels on the roof and replace the windows and doors.

2.5 The existing double garage is proposed to be demolished and replaced with a double garage plus store measuring 6.6m by 10m and with a ridge height of 3.4m. The garage would consist of brickwork walls and tiles to the front pitch of the garage roof. The proposed replacement garage would be sited on the footprint of the existing garage.

- 2.6 It is proposed to extend the existing ground floor side extension by 1m to the south (rear elevation) and propose a first floor extension above which would project out the existing first floor side elevation of the dwelling by 4.8m and would measure 6.2m deep (at its deepest) and 5.6m deep (at its narrowest). The existing ground floor side extension would still project out a further 2.8m from the western side elevation of the proposed first floor extension.
- 2.7 The first floor extension would be clad in tile hanging to match the existing first floor external walls.
- 2.8 It is proposed to relocate the front door into the western white rendered gable and alter the shape of the first floor window within this gable. The existing front door and ground floor window would be blocked up and two new windows created within the existing ground floor side extension.
- 2.9 It is proposed to replace all the existing Upvc windows and doors with Crittall windows and doors.
- 2.10 Two new conservation style roof lights are proposed within the roof of the first floor extension (one on the rear and one to the western side). Three new conservation style roof lights are proposed to the existing ground floor extension within the western roof slope. It is also proposed to insert one conservation style roof light within the existing western elevation of the front gable, one within the existing eastern roof slope and one small conservation style rooflight within the front roof slope.
- 2.11 Solar panels are proposed on the southern rear and eastern side roof slope of the house. The solar panels would not protrude more than 0.2m beyond the plane of the roof slope, would not be higher than the highest part of the roof and they would not be installed on a wall which fronts a highway. Therefore, the solar panels actually accord with Class A, Part 14 (Renewable Energy) of Schedule 2 of the General Permitted Development Order 2015.

### 3.0 The Site and Surrounding Area

- 3.1 The site is located within the built up area of Hurstpierpoint and within the Hurstpierpoint Conservation Area. The site is adjacent to Holy Trinity Church which is Grade II\* listed. Culvers is not a listed building.
- 3.2 Culvers is located at the end of Church Fields and is clustered in a row of six houses which overlook fields to the south of the village. To the north of the site is a row of houses which front onto the High Street. To the east of the site is Holy Trinity Church. The site is quite well screened by existing vegetation within the church yard and the garden of Culvers.
- 3.3 Vehicular access to the site is via Church Fields and onto the High Street. There is pedestrian access through the hedge on the southern boundary of the site onto a bridleway (32Hu) that runs east to west.
- 3.4 Culvers house cannot be seen from the bridleway directly to the south of the garden due to the existing high hedge which is located on the property's southern boundary.
- 3.5 Culvers is visible from footpath 40Hu which runs from south east of the house to the north west within the field to the south of the property. The high hedge on the southern boundary of the property and the hedge which runs along the southern edge of the bridleway screen the bulk of the views of the ground floor and parts of the first floor of the house.

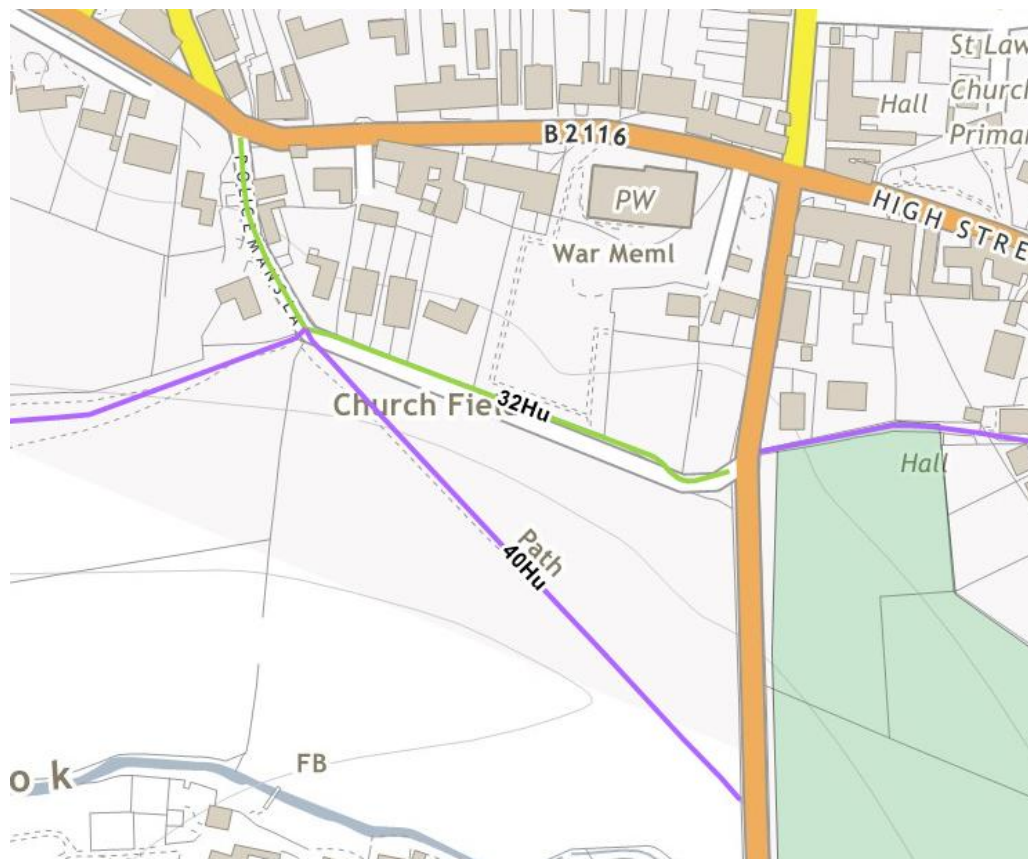




Photo Above: Front Elevation of Culvers



Photo Above: Rear Elevation of Culvers



Photo Above: The Existing Double Garage to be Replaced



Photo Above: The view of Culvers from Holy Trinity Church



Photo Above: Culvers is not visible from Bridleway 32Hu due to the high hedge



Photo Above: View towards Culvers from Bridleway 32Hu.



Photo Above: View of Culvers from Footpath 40Hu



Photo Above: View of Culvers from Footpath 40Hu



Photo Above: View of Culvers from Footpath 40Hu

## 4.0 Planning History

### 4.1 Culvers planning history is set out below:

|              |                                                                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM/24/1704   | Lawson's cypress (T1 and T2) – Fell and Yew (T3 and T4) – Fell. No objection                                                                                                               |
| DM22/0428    | 1 x Yes (T1) – Reduce height by 2m, 1 x Amelanchier (T2) – Fell, 1 x Eucalyptus (T3) – Re-pollard, 1 x Purple Birch (T4) – Remove reverted growth, 1 x Hawthorn (T5) – Fell. No Objection. |
| DM/19/4706   | Beech T1 remove two lowest limbs and thin canopy by 20%, No Objection.                                                                                                                     |
| 14/03759/TCA | 3 Silver Birch Trees – Trim by 20% Eucalyptus Knifofila – Pollard by 40% Chocolate Birch – trim green leaves. No Objection.                                                                |
| 02/00650/FUL | Single storey side extension to provide sun room. Approved May 2002.                                                                                                                       |
| HP/007/98    | Fell one Ash and one Cypress. No Objection.                                                                                                                                                |
| HP/080/94    | Conservation Area Consent – Demolition of existing chimney stack and re-erection to new design. Approved September 1994.                                                                   |
| HP/079/94    | Demolition of existing chimney stack and re-erection to new design. Approved September 1994.                                                                                               |
| HP/043/91    | Single storey extension to side. Approved May 1991.                                                                                                                                        |
| HP/075/85    | Outline Application – Erection of two bedroomed detached bungalow with single garage and two parking spaces. Refused September 1985.                                                       |

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## 5.0 Planning Policy

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies in the Development Plan, unless other material considerations indicate otherwise.
- 5.2 The documents that comprises the Development Plan are:
- Mid Sussex District Plan 2014 – 2031, Adopted March 2018
- 5.3 Mid Sussex District Council is reviewing and updating their District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan. Therefore, this planning application has been assessed against the policies of the current adopted District Plan.
- 5.4 Mid Sussex Design Guide (SPD) adopted November 2020.
- 5.5 Hurstpierpoint and Sayers Common Neighbourhood Plan, 2031 was made on 18<sup>th</sup> March 2015.
- 5.6 On 12th December 2024, the revised National Planning Policy Framework (NPPF) was published and sets out the governments planning policies for England and how these are expected to be applied.

### National Planning Policy Framework (NPPF) December 2024

- 5.7 Paragraph 8 indicates that there are three elements to sustainable development, economic, social and environmental.
- 5.8 Paragraph 11 confirms that at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, the NPPF states that this means:

*“Approving development proposals that accord with an up-to-date development plan without delay; or*

*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*

5.9 Paragraph 212 states *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

#### Mid Sussex District Plan

5.10 Policy DP26 (Character and Design) states *"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

5.11 Policy DP34 (Listed Buildings and Other Heritage Assets) states *"Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:*

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal.*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use.*

- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

#### *Other Heritage Assets*

*Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.*

*The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.*

*Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance."*

5.12 Policy DP35 (Conservation Areas) states "Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

*Development will also protect the setting of the conservation area and in particular views into and out of the area.*

*New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area."*

- 5.13 Policy DP37 (Trees, Woodland and Hedgerows) states *"The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.*

*Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.*

*Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.*

*Trees, woodland and hedgerows will be protected and enhanced by ensuring development:*

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

*Proposals for works to trees will be considered taking into account:*

- *the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

*The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.*

*Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary."*

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## Hurstpierpoint and Sayers Common Neighbourhood Plan

### 5.14 No relevant policies.

#### Mid Sussex Design Guide (SPD)

- 5.15 Principle 49 (General principles for extensions) states *“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.*

*Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.*

*Extensions should not result in a significant loss to the private amenity area of the dwelling.*

*There are two general approaches to extending a property:*

- Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

*Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.*

*All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).”*

- 5.16 Principle DG50 (Front and side extensions) states *“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 (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by 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.”*

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## 6.0 Planning Appraisal

- 6.1 The Applicants have previously submitted proposals for Pre Application advice (reference DM/24/1799) and the feedback received has been incorporated within these latest plans.
- 6.2 Culvers is a building of 20<sup>th</sup> century origin that has been subject to alteration to accommodate different amenity requirements over its lifetime. Historic mapping shows the site empty in 1910 but is occupied by Culvers in 1939 (see submitted Statement of Significance & Heritage Impact Statement).
- 6.3 Culvers takes the form of a central core range with additional crosswing style projections to form a loose H pattern building. This has subsequently been added to by further additions in the form of a kitchen extension to the west and the central projecting extension to the north. Although somewhat adapted and diluted by previous alterations, the roof form and projecting gable gives some indication and relationship to the period that it originates.
- 6.4 Although Culvers is not listed, it is sited within Hurstpierpoint Conservation Area and adjacent to Holy Trinity Church which is Grade II\*. A comprehensive Statement of Significance & Heritage Impact Statement has been provided by Dgc Architectural and Historic Building Consultants and that should be referred to as part of this assessment.

### Design, Scale and Form

- 6.5 Principle 49 of the Mid Sussex Design Guide SPD highlights the general principles for house extensions. The origins and character of Culvers has been researched and has informed the scale, design and window design of the proposed works.
- 6.6 The first floor extension has been designed to be well-integrated with the existing scale, form and massing of the dwelling so that the original dwelling remains the dominant element of the property. The extension has been designed so that the roof sits down below the main ridge height of the roof and the side elevation of the first floor extension sits in from the existing ground floor side extension. The extension is set back from the front and rear elevations and the proposed tile hanging would also help define the original building when viewed from the front elevation. It is considered that the proposed first floor side extension is subservient to and proportionate to the original dwelling in accordance with Principles DG49 and DG50 (General principles and Side extensions).
- 6.7 The roof slope over the first floor extension has the same roof slope as the main house so that it integrates with the existing design of the house. It is proposed to replace the windows and doors with Crittall as recommended by the Conservation Officer within the Pre-Application discussions.
- 6.8 The proposal is a high quality design and layout and has been designed with active building frontages. The design addresses the character and scale of the dwelling and surrounding buildings. The proposal would also contribute to the character of the area in accordance with policy DP26 of the Mid Sussex District Plan.

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- 6.9 The approach that has been taken is to design the extension so that it closely matches the existing building in its facing materials, architectural features, window sizes and proportions.
- 6.10 The facing materials proposed have been chosen to be in keeping with the existing materials of the house which consist of brick, render and tile hanging.
- 6.11 It is considered that the proposed first floor extension manages to successfully integrate into the design of the existing house and helps to integrate the existing single storey kitchen extension. The proposals are mutually beneficial to both the house and the wider area.
- 6.12 The proposed first floor side extension still retains a large gap to the boundary of the site and is substantially narrower than the existing ground floor extension. It is considered that the first floor side extension appropriately responds to the character of the street form and retains the gap and views to the side of the house in accordance with policy DP26 of the Mid Sussex District Plan.

#### Impact on Listed Building Setting

- 6.13 Culvers is sited to the southwest of Holy Trinity Church which is Grade II\* and to the west of Church House which is Grade II. The significance of these heritage assets is fully assessed within the Statement of Significance & Heritage Impact Statement submitted with this application.
- 6.14 It is considered that the massing, form and subservience of the proposal which would be sited on the western side of the dwelling (away from both listed buildings) ensures that Holy Trinity Church maintains its dominating presence, both in terms of its massing, elevated position and also the clear delineation of the church grounds.
- 6.15 Culvers also sits at a much lower level within the topography of the area and is 60 – 70m away from the church. The land between Culvers and the church forms church grounds and the graveyard. The land is predominantly grassed between headstones and interspersed with trees and shrubs.
- 6.16 The impact of the proposals would be mitigated by a number of factors and these include:
- The first floor extension is proposed to the western side of Culvers (away from the church);
  - The existing cross wings of the house are of greater massing and would screen the extension from views from the church;
  - Culvers sits at a much lower level than the church; and
  - There is substantial vegetative screening between Culvers and the church.
- 6.17 Church House is sited to the east of Culvers and is separated by the church yard which is well vegetated. The extensions and replacement garage would not be visible from Church House due to the separation distances and the fact that the extension is proposed to the western side of Culvers.

- 6.18 At an overarching and strategic level, both the Planning (Listed Buildings and Conservation Areas) Act 1990 and planning policy in relation to heritage assets seek to preserve interest and avoid harm. It is considered that the proposed works would not constitute harm therefore clear and convincing justification or public interest mitigations are not considered to be required.
- 6.19 The proposals would not have an adverse impact upon the values that underpin the significance or the architectural and historic interest of Church House or Holy Trinity Church in accordance with policy DP34 of the Mid Sussex District Plan.

#### Impact on Setting of Conservation Area

- 6.20 Culvers is sited within the built up area of Hurstpierpoint and within Hurstpierpoint Conservation Area.
- 6.21 The significance of the conservation area and its prevailing character can be described as a settlement developed along routeways with medieval origins with a significant establishment of new development through the 18<sup>th</sup> and 19<sup>th</sup> centuries and some growth originating from the 20<sup>th</sup> century. There is a rich tapestry of architectural interest ranging from medieval timber framed houses to 21<sup>st</sup> century developments. The character area reflects the chronological change and development of the village utilising varied architectural design styles.
- 6.22 Culvers is not an active participant in terms of contributing to historic character, the proposed by way of its relationship with the host building, the surrounding topography and its location, does not amplify Culvers presence bringing harm to character, but rather coalesces quietly with the established form of the host building.
- 6.23 Culvers is located on a private road and as such there is no intervisibility within the public realm from the High Street. A bridleway runs directly along the property's southern boundary which sits at a lower level to Culvers. The Applicants southern boundary consists of a high thick hedge which substantially reduces visibility. As such the character and appearance of the conservation area by way of concealment would be preserved.
- 6.24 A footpath crosses the field to the south of Culvers, where the taller houses along Church Fields, Holy Trinity Church and the new house which is currently being built to the east of the church can be seen. Culvers has a lower ridge height to the semi-detached houses to the west and therefore nestles down behind the two hedge lines directly to the south of the site. Culvers first floor is also tile hung which helps to assimilate the house into its landscape setting. The white rendered elevations of the semi-detached houses are more prominent within the view.
- 6.25 It is considered that as the first floor extension has now been designed to be subservient with its lower ridge height and being set in from the existing side elevation of the single storey extension, the proposal now retains a substantial gap between the application house and 'Banchory' also known as 'Washbrook View' (its neighbour to the west). The development protects the setting of the conservation area and in particular the views into and out of the area. The extensions, the replacement windows and doors and garage have

been sensitively designed to reflect the special characteristics of the area in terms of their scale, design and materials. It is therefore considered that the setting of the conservation area is preserved in accordance with policy DP35 of the Mid Sussex District Plan.

#### Neighbour Impact

- 6.26 The proposed first floor side extension would be set in by 2.7m from the existing western elevation of the single storey side extension and will retain a gap of between 5.5m to 6.7m to the western side boundary of the garden. It is considered that the first floor and modest ground floor extension would not have a material impact on the amenities of neighbouring occupiers ('Banchory' also known as 'Washbrook View') due to the separation distances between the properties in accordance with policy DP26 of the Mid Sussex District Plan.
- 6.27 There are no neighbours to the south or east of the site.
- 6.28 The proposed replacement garage has been designed to have a low roof form, similar to the roof of the existing garage in order to preserve the outlook and daylight/sunlight levels entering the gardens and houses situated along the High Street to the north of the site. It is considered that the proposed replacement garage would preserve the amenities of these neighbouring occupiers due to its low roof form in accordance with policy DP26 of the Mid Sussex District Plan.

#### Trees

- 6.29 An Arboricultural Impact Assessment (AIA) has been undertaken by Arbortrack Systems and this is submitted with the application.
- 6.30 The proposals do not require the removal of any trees on site.
- 6.31 Site works will take place beyond the root protection areas (RPA) of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012 and in accordance with details within the AIA.
- 6.32 There is also scope for a section of fencing to be constructed from chestnut pale or 1000mm high barrier mesh stabilised, if necessary.
- 6.33 The works would be sequenced as follows:
- erection of tree protection barrier (TPB) on advised line(s) as shown within AIA;
  - demolition of existing garage;
  - laying of new service runs, if envisaged;
  - construction of replacement garage;
  - removal of TPB; and
  - soft landscaping.
- 6.34 Therefore, all existing trees would be protected in accordance with policy DP37 of the Mid Sussex District Plan.

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## 7.0 Conclusion

- 7.1 Principle 49 of the Mid Sussex Design Guide SPD highlights the general principles for house extensions. The origins and character of Culvers has been researched and has informed the scale, design and window design of the proposed works.
- 7.2 The first floor extension has been designed to be well-integrated with the existing scale, form and massing of the dwelling so that the original dwelling remains the dominant element of the property. The extension has been designed so that the roof sits down below the main ridge height of the roof and the side elevation of the first floor extension sits in from the existing ground floor side extension.
- 7.3 The extension is set back from the front and rear elevations and the proposed tile hanging will also help define the original building when viewed from the front elevation. It is considered that the proposed first floor side extension is subservient to and proportionate to the original dwelling in accordance with Principles DG49 and DG50 (General principles and Side extensions).
- 7.4 The proposal is a high quality design and layout and has been designed with active building frontages. The design addresses the character and scale of the dwelling and surrounding buildings. The proposal would also contribute to the character of the area in accordance with policy DP26 of the Mid Sussex District Plan.
- 7.5 The proposed first floor side extension still retains a large gap to the boundary of the site and is substantially narrower than the existing ground floor extension. It is considered that the first floor side extension appropriately responds to the character of the street form and retains the gap and views to the side of the house in accordance with policy DP26 of the Mid Sussex District Plan.
- 7.6 The proposals would not have an adverse impact upon the values that underpin the significance or the architectural and historic interest of Church House (Grade II) or Holy Trinity Church (Grade II\*) in accordance with policy DP34 of the Mid Sussex District Plan.
- 7.7 It is considered that as the first floor extension has now been designed to be subservient with its lower ridge height and being set in from the existing side elevation of the single storey extension, the proposal now retains a substantial gap between the application house and 'Banchory' also known as 'Washbrook View' (its neighbour to the west). The development protects the setting of the conservation area and in particular the views into and out of the area.
- 7.8 The extensions, the replacement windows and doors and garage have been sensitively designed to reflect the special characteristics of the area in terms of their scale, design and materials. It is therefore considered that the setting of the conservation area is preserved in accordance with policy DP35 of the Mid Sussex District Plan.
- 7.9 It is considered that the proposed replacement garage and extensions would preserve the amenities of neighbouring occupiers in accordance with policy DP26 of the Mid Sussex District Plan.
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7.10 The proposals do not require the removal of any trees on site. All existing trees would be protected in accordance with policy DP37 of the Mid Sussex District Plan.

7.11 This application is submitted to you for your favourable consideration.