

DESIGN & ACCESS STATEMENT INCOPORTATING PLANNING AND SUSTAINABILITY STATEMENTS.

Supporting a Full Planning Application to Mid Sussex District Council
for the development of a part first floor extension and roof space
at:

Portland Veterinary Surgery
27 Portland Road
East Grinstead
RH19 4EB



For

PORTLAND VETS LTD.

Les Humphrey Associates

The Studio, The Rocks,
Ivy Dene Lane,
Ashurst Wood,
West Sussex,
RH19 3TN

Tel: 01342 315206

Email: les@leshumphreyassociates.co.uk

Introduction

- 1.1 Portland Veterinary Practice is a well-established and successful veterinary surgery on Portland Road East Grinstead. Located relatively central and within proximity of the town centre to the north, the application site was once a residential dwelling and is sited in a primarily residential area, approximately halfway along Portland Road.
- 1.2 The Applicant seeks permission from Mid Sussex for the development of part first floor incorporating part of roof space over part of the building with a modest gable extension at the rear of the property to facilitate an en-suite shower cloakroom.
- 1.3 The existing residential accommodation within the building is very modest and therefore these minor alterations are requested.
- 1.4 The flat accommodation is generally occupied by a member of staff at the veterinary practice,
- 1.5 Who could be available to attend to any of the animals that need to be kept at the surgery overnight.

PROPOSAL – DESIGN AND ACCESS

2 PLANNING HISTORY

A Ref	Description	Decision	Dated
DM/16/1504	First floor extension over part of building to provide single staff living accommodation together with replacement office in roof space over extension. Amended plans and sectional drawing received 18.05.2016 to show revised internal layout and amendment to roof	Approved	31/10/16
DM/16/1471	Application for disabled ramp access to reception of Veterinary practice. Amended plans received 31.05.2016 showing revisions to disabled access ramp.	Approved	18/07/16
14/03778/DCOND	Discharge of planning condition number 1 relating to pplanning application 14/02594/FUL	Approved	10/12/14
DM/14/02594	Single storey rear extension to provide drug store and dispensary, together with internal room alterations and re location and additional air conditioning condensers. Amended description to previous application 13/03626/ FUL.	Approved	11/09/14
13/03626/FUL	Single storey rear extension to provide drug store and dispensary together with internal room alterations	Approved	18/12/13
13/01276/FUL	Small single storey front extension to provide improved reception/waiting room area for veterinary practice.	Approved	28/06/13

- 2.1 The proposal is to improve the flat accommodation at these premises.
By lowering the ceiling level within the flat area from 2.8m down to 2.1m thus enabling the existing roof space to be converted to provide a bedroom and by the addition of a rear facing gable to incorporate an en-suite shower room.
- 2.2 Removal of internal walls will provide a far nicer living area and the provision of the staircase will provide access to the roof space conversion to provide bedroom and en-suite shower room facilities
- 2.3 The lowering of the ceiling will mean minor amendments to the windows on that Elevation of the building.

Drawing No. 20226-01 indicates the complete building as existing and
Drawing No. 20226-02 shows the proposed alterations to the floor plans and
The elevation.

- 2.4 All materials will be sourced to match as near as possible to the existing building.

3.0 PLANNING POLICY

- 3.1 As the site falls within the built-up area of East Grinstead, the site is therefore considered sustainable in location and therefore the principle of infill development is considered to be in accordance with the NPPF and Policy H3 of the Mid Sussex Local Plan.

Policy B1 of the Mid Sussex Local Plan relates to design and states that all proposals for development will be required to *“demonstrate a sensitive approach to urban design by respecting the character of the locality in which they take place, especially neighbouring buildings, their landscape or townscape setting and the regional and / or building style. Regard should be given to the proposal’s contribution to a sense of place. factors to be taken into consideration include scale, massing, siting, views, height and orientation of the new buildings in relation to those already existing.”*

These considerations are also re-iterated under policy EG3 of the East Grinstead neighbourhood Plan and Policy DP24 of the emerging Mid Sussex District Plan.

- 3.2 The veterinary Practise is sited in a “Victorian” style building that has had various extensions added in recent years. The proposed alterations are relevant to the alterations to gable end widows on the southern elevation, with a gable extension to the roof on the western elevation.

The design, scale and appearance of the alterations are considered appropriate to the period and character of the existing building, with gable ends reflecting existing gabled roofs. As such the proposal should not detract from the appearance and character of the area.

The proposal is not considered to adversely affect the setting and will therefore comply with Policy B1 of the MSLP, policy EG3 of the East Grinstead Neighbourhood Plan and policy DP24 of the MSDP.

3.3 Policy B3 of the Mid Sussex Local Plan relates to amenity and states:

“Proposals for new development, including extension to existing buildings and changes of use, will not be permitted if significant harm to amenities of nearby residents is likely to be created due to noise, and disturbance, loss of privacy, overlooking; reduction in sunlight and daylight and reduction in outlook.”

Such matters are also included in Policy EG3 of the East Grinstead Neighbourhood Plan and policy DP24 of the District Plan.

The proposed window to the en-suite bathroom facing west will be full glazed in obscure glass and the only section of the opening window will be 1.7m off finished floor level.

4.0 Highways.

4.1 No changes to existing parking will be caused by this application.

5.0 Space Standards

5.1 The existing 1-bedroom flat has a floor area of 39m², but with the conversion of the roof space it will be 60.2m² a much-improved floor area plus additional storage space.

6.0 Ashdown Forest Protection Zone.

6.1 As there will be no difference to the occupancy of the flat accommodation at Portland Veterinary Surgery in Portland Road, East Grinstead, then I assume there will not be any implications under The Ashdown Forest Special Protection Area (SPA) as this planning application is merely to improve the accommodation of this 1-bedroom flat.

7.0 National Planning Policy Framework

7.1 Plans and decisions should apply a presumption in favour of sustainable development For Plan-making this means that:

- a) All plans should promote a sustainable pattern of development that seeks to: meet the development needs of the area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses as well as any needs that cannot be met within neighbouring areas, unless;
 - i the application of policies in this framework that protects areas or assets of particular Importance provides a strong reason for restricting the overall scale, type of development in the plan area.
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

7.2 For **Decision taking** this means:

- c) approving development proposals that accord with an up-to-date development without delay; or
- d) where there are no relevant policies in this framework, 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 provides a strong 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.

8.0 Sustainability

8.1 Energy and CO2 Emissions

All new materials will be sourced locally and to match the existing building as near as possible

8.2 The use of high value insulation materials will be used throughout the construction

8.3 Energy efficient lighting will be incorporated throughout the alterations and fitted to All existing fittings.

8.4 rainwater will be discharged to existing system as shall be agreed under Building Regulations application.

8.5 Waste: there is an existing suitable provision for storage and recycling of waste for Collection

8.6 The extension to the flat accommodation will be heated by the existing high Efficiency boiler.

Solar panels will be fitted to appropriate roof slopes to assist with Energy consumption.

8.7 The Contractors will maintain a secure site during construction with working hours Of between 7.30am and 5.30 pm Mondays to Fridays and 9.00am to 1.00pm Saturdays. No working Sundays or Bank Holidays.

8.8 Ecology: The proposal does not provide features of negative ecological impact.

9.0 Conclusion

9.1 The application is simply to improve the living quarters within this building which will generally be for staff so that in the event of animals needing to be retained at the surgery then someone will be on hand 24/7

9.2 It is therefore requested that the application be offered full support by Mid Sussex And grant approval.

The applicant is willing to agree to any Conditions deemed necessary in the granting of permission.

