



OAK LODGE, VOWELS LANE, KINGSCOTE RH19 4LF

DESIGN & ACCESS STATEMENT

3rd October 2025

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for the installation of new dormer windows to the rear roof slope & photovoltaic panels to the flat roof at first floor.

Existing & Proposed Use: C3 Residential

DESIGNATIONS:

The site falls within the High Weald Landscape Character Area (also termed AONB).

RECENT PLANNING HISTORY:

None.

CONTEXT:

Oak Lodge is a detached family home on a large site with views to the North West.

The house faces Vowels Lane, however the approach is via the side entrance.

The site is tree lined with a slope to the North West.

PROPOSAL:

The existing 2nd floor rear dormer window is leaking and is at the end of its life, and the owners would like to use this opportunity to improve the light and character of the loft bedroom.

The proposal includes demolition of the existing dormer and replacing it with a pair of matching pitched dormers that are more in keeping with the house. By doubling up the dormers, this introduces more light across the width of the bedroom and improves the views and quality of space internally.

The existing flat roof over the ground floor at the rear is unsightly and not used. The owners wish to improve the sustainability of their energy sources and install photovoltaic panels onto the flat roof. The panels would be mounted on shallow brackets to tilt each panel at 10degrees.

Due to the height of the existing parapet wall around the flat roof, the panels would be completely obscured and not visible from the road, garden or from afar.



Driveway approach to Oak Lodge with side entrance to Kitchen.



Rear of house from the garden, with flat roof visible on the right of the image. The box dormer is visible above.



View to the South West from the first floor flat roof.

IMPACT ON LANDSCAPE:

The proposed dormers will be visible from the open countryside however they are lower than the existing ridge line and will not have an impact visually.

The proposed PV panels will be obscured by the flat roof parapet.

CONCLUSION:

The dormer additions do not increase the footprint nor volume of the house significantly therefore will not have a material impact on the size of the dwelling in the countryside.

The PV panels will not be visible from the landscape nor the road, therefore will not have a negative impact.



Rear of house at Ground Floor level.



First floor flat roof



First floor flat roof with existing box dormer above



Rear of house from garden from the South West



View of house from the West



View of house from the East