

Planning Statement (V3)

In connection with proposed alterations & extension to

Sideways

Sandhill Lane

Crawley Down

Crawley

West Sussex

RH10 4LD



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1. Introduction:

The following planning statement is in support of a planning application to convert the loft of the existing bungalow into additional bedroom, bathroom and mechanical room accommodation. In addition, a small entrance porch is proposed at ground floor level. The application follows advice received at a pre-planning consultation ref: DM/25/0282.

2. Site and Surroundings:

Sideways is a modern detached bungalow, finished with buff brick elevations, white uPVC double-glazed windows and concrete roof tiles. There is an attached buff brick single car garage with asphalt flat roof. In the garden to the side is a timber shed and a concrete panelled garage.

The property is located on Sandhill Lane, a private road, which lies within the countryside and outside the built up area of Crawley Down as defined in the District Plan (see location plan below).

The properties on Sandhill Lane (RH10 4LD) are all of differing styles, design and size. The houses on this part of Sandhill Lane are set well back from the road within large plots and are typically concealed by mature boundary trees and planting, which contributes to the green character of the area.

The application property is set back from the highway in an elevated position, with a planted boundary facing the road approximately 1m in height. The property is separated from its closest neighbour, The Loklamp, by a close boarded timber fence approx 1.8m in height.

The following images illustrate the variety of houses on Sandhill Lane in style, size and built form. Consequently, there are no common architectural design features or characteristics, and no dominant street scene features. The plan below shows the location of the properties.



Sideways -a modern dwelling with brick walls, uPVC windows & concrete tiled roof.



Wedza (below) is a modern dwelling with brown brick walls and tiled roof with hipped gables. The doors and windows are white uPVC.



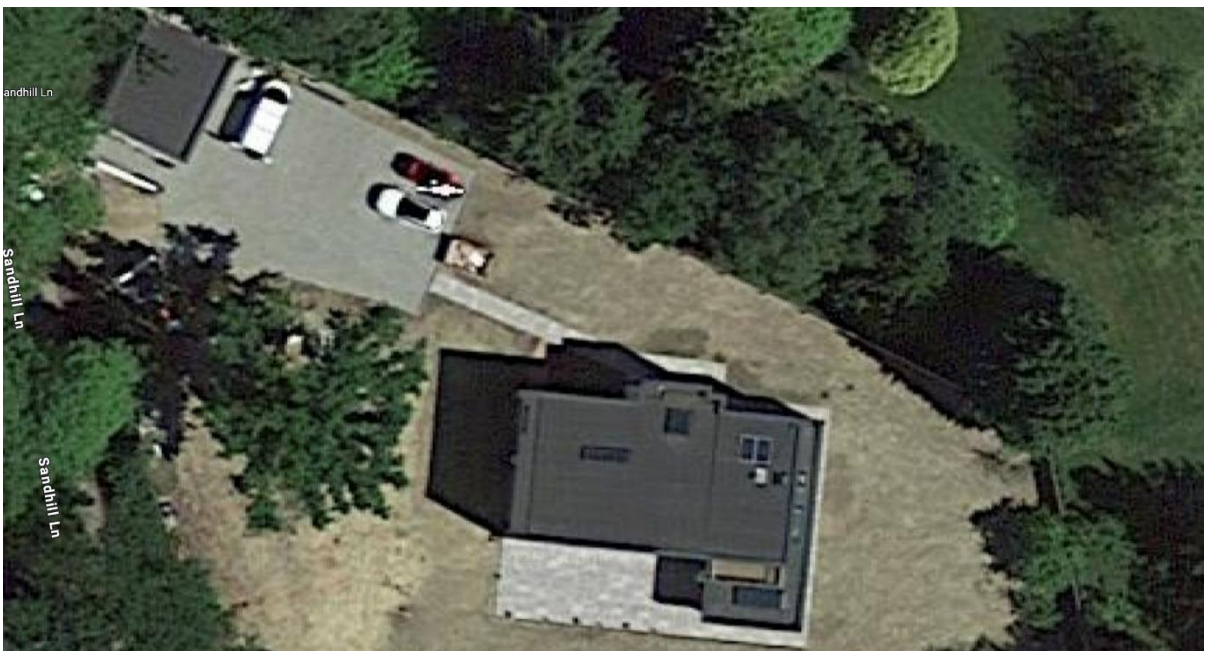
Chestnut Cottage (House - below) is a modern dwelling with red/brown brick walls, hipped and gabled slated roof, grey windows and trims, with a tower that has a pyramid roof.



Holly House / Holly Cottage (below) is a 1930s 2 storey red brick with tiled roof Georgian style semi-detached house with attached cottage.



The Orchard (below) a new modern house with rendered walls and flat roofs.



Sandhill House cannot be seen from the road due to heavy planting and landscaping.



Thyme Cottage is a two-storey white dwelling with timber detailing and tiled roof.



Loklamp is a modern brick bungalow with converted conc tiled roof ,flat roof rendered dormer and uPVC windows and doors. Tile hanging to gable ends.



Green Hedges is a detached 2 storey dwelling with brown brick and white rendered walls and tiled roof.



3. Application Details:

Planning permission is sought to convert the existing loft space of Sideways to provide an additional 4 bedrooms (one with en-suite bathroom), family bathroom and mechanical room. In addition, it is proposed to provide a small enclosed entrance porch at ground floor level.

It is proposed to retain part of the existing gabled roof, installing two small gabled dormers (one to the front, the other to the rear), with the remaining part of the roof replaced by a more contemporary flat roofed extension that will accommodate a green roof with solar panels.

Following the advice of the planning officer at a pre-planning consultation, the existing concrete tiled roof finish of the retained gabled roof will be replaced with grey artificial slates to provide a uniform contemporary finish at first floor level, enhanced by new fascias, soffits and gutters.

The windows and doors of the existing property are white uPVC and the homeowners propose to replace these with grey uPVC doors and windows to match the new windows of the loft conversion. The walls of the contemporary extension will be grey artificial siding to compliment the doors and windows.

4. Planning History

PP-08233371 (DM/19/4384) – 6th February 2020 – Planning permission sought to replace existing bungalow with 2 new detached 5 bedroom houses – application withdrawn.

(Please note: This application was submitted by the previous owners).

5. Relevant Planning Policies (as specified in pre-planning consultation):

Mid Sussex District Plan (March 2018)

The Mid Sussex District Plan 2014-2031 was adopted by Full Council on 28 March 2018.

Relevant Policies include:

Policy DP 12 – Protection and Enhancement of the Countryside

Policy DP 21 Transport

Policy DP26: Character and Design

Mid Sussex Design Guide – Supplementary Planning Document SPD (Adopted Nov 2020)

Crawley Down Neighbourhood Plan (January 2016)

Mid Sussex District Council formally made the Crawley Down Neighbourhood Plan part of the Local Development Plan for the Neighbourhood Plan area of Crawley Down as of 27 January 2016. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Crawley Down Neighbourhood Plan area.

Relevant Policies include:

Policy CDNP04.1: Building Extensions

National Planning Policy Framework (NPPF) (July 2021)

ASSESSMENT:

The main issues to be considered for the application are;

- Design and Character
- Impact on neighbouring properties
- Highways

6. Pre-planning Consultation Advice (Ref: DM/25/0282)

The comments and advice received from Hamish Evans, the planning case officer for the design were as follows:

“The proposed porch extension is of a modest single-storey porch-like nature and as such is considered to be acceptable in principle.”

“The proposed dormers would be relatively modest in their nature and a large portion of the roof slope would remain visible. The proposed dormers would also be set below the ridge of the existing dwelling and above the eaves. The proposed replacement window and door frames would be similar in appearance to other window and door frames within the surrounding area and the proposed alterations would be relatively modest in nature.”

The proposed upward first-floor extension would be of a more contemporary addition rather than the character of the existing dwelling and whilst this could be considered to be at odds with the existing character of the dwelling there are several contemporarily designed dwellings within the surrounding area. In principle a contemporary designed extension to the existing dwelling could be acceptable however I do have concerns regarding the proposal due to the potential inconsistent design principles within the site. I would recommend a consistent approach be taken throughout the dwelling so that the contemporary elements and more traditional elements would not be

competing. As discussed on site this could be done through additional built form or through the addition of more contemporary materials within the existing dwelling. The Proposed external materials you have provided do appear to be suitable in terms of their approach and character.”

Response:

The existing concrete tiles of the existing gabled roof have been replaced with new artificial grey slate to match the new contemporary addition, while new fascias, soffits and gutters throughout, will enhance and unify the design in line with the advice received.

The entrance porch has been reduced by 1m with an overhang to afford protection from the elements as visitors and owners wait to enter the property.

Planning Policy Details:

Design and Character

Policy DP12 of the Mid Sussex District Plan seeks to protect and enhance the countryside. It allows for development to be permitted outside of the built up area boundaries provided it maintains or where possible enhances the quality of the rural and landscape character and is supported by a specific policy elsewhere in the plan.

Policy DP26 of the mid Sussex District Plan states (in part):

‘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 the development:

- *Is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *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; positively addresses sustainability considerations in the layout and building design.*
- *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*
- *optimises the potential of the site to accommodate development.*

Response:

The proposal takes into consideration the variety of design, scale and built form that currently exists within the immediate neighbourhood, creating its own identity, while respecting design components of the existing building. Through the use of quality and sustainable materials, renewable energy and green roof technology, the proposed development will be of a high quality that will enhance the neighbourhood, landscaping and greenspace.

By maintaining the original footprint of the building (other than the small entrance porch), the proposal will protect the open space and verdant character of the site. By keeping more or less to the same footprint and overall height of the existing building, the impact on neighbouring properties with regard to privacy, outlook, daylight and sunlight and noise, air and light pollution, will be negligible. The proposed built form will also maximise the potential of the site in a way that maintains the overall scale of the existing building in relation to its surroundings.

As such, we believe the proposal complies with DP26.

Principle DG 49 of the Mid Sussex Design Guide states: 'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Front Extensions – 'are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

Principle DG52: Loft conversions and roof extensions

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape. The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline. Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.

Response:

Several options for the form of the proposed loft conversion, alterations and additions to Sideways were considered at the design concept stage, to meet the needs of a young family with aspirations to enlarge their family and still have space to remain in the property. The property was originally built for a family with disability needs, and consequently the existing ground floor bathroom is designed for disabled access. The current homeowners would like to retain this, along with a ground floor bedroom to meet needs later in life or for visiting family and guests.

We have already shown that there are no consistent design characteristics to the properties on Sandhill Lane. The photos also show that the contemporary flat roofed design element and gabled roof with dormer elements that have been adopted for the submitted design, already exist within the neighbouring properties. By incorporating these elements into the design, enhanced by providing a new contemporary finish to the entire first floor, we are maintaining the scale of the building which, other than the addition of the small porch, would retain its original footprint. The incorporation of renewable energy, sustainable design, and bio-diversity that will also enhance both the neighbourhood and environment.

As such, we believe the proposal complies with Principles DG49 and DG 52.

c) Pre-planning app design - Below: Front (East) Elevation & Side (South) Elevation





Above: Rear (West) Elevation

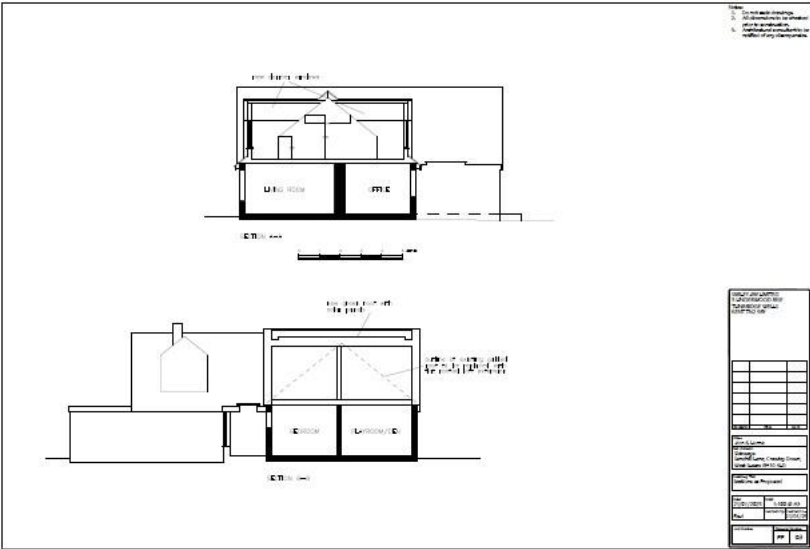
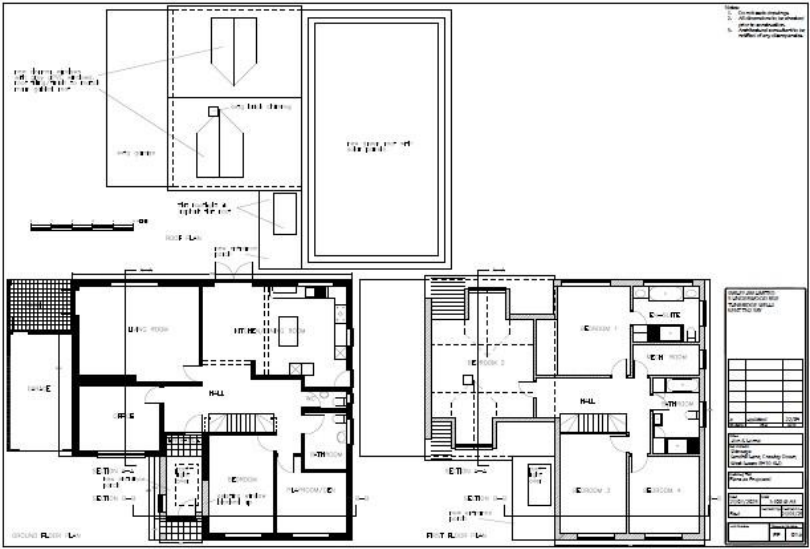


Above: Side (North) Elevation



Above: Aerial view – showing green roof with solar panels

Below: Sideways Elevations, Plans and Sections as Proposed



6 High Quality and Sustainable Building Design

Dormer Windows and Rooflights

6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line.

6.3.8 Rooflights that follow the roof profile can be an appropriate substitute for a dormer where it is important to retain the profile of the roof slope or avoid a dormer that break the eaves line. Care though needs to be taken to avoid them dominating the roof. Rooflights are best designed with a slender-profile that are flush with the roof slope.

Response:

In designing the dormer windows, we have made them subordinate to the main roof slope. Both the front and rear roof dormers are gabled to reflect the gabled form of the existing roof. They centre on and line through with the windows below on the ground floor establishing a clear relationship to the existing building. They have been positioned below the roof line and above the eaves line and their design has been kept simple to reflect the existing simple glazing and bargeboards. **As such, we believe they meet the guidelines in the Mid Sussex SPD.**

Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states:

‘Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:

- a) The scale, height and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- b) The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) Suitable access and on-site parking is provided without detriment to neighbouring properties.*

- d) *Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) *Materials are compatible with materials of existing/surrounding buildings.'*

Response:

The proposal shows two different roof forms and rooflines that reflect a subservience, one to the other. The proposal does not seek to alter the existing boundary treatment, and the existing garage and off-street parking facility is considered adequate. As the property is set considerably back from neighbouring properties, the nature of the proposed extension and alterations will have a negligible effect on the amenities of any neighbouring property.

The proposed materials for the new work (see separate information on materials), meanwhile, reflect the considerable variety of materials that have been used on properties in the neighbourhood. **As such, we believe we comply with Policy CDNP04.1.**

Highways

Policy DP21 states in part that decisions on development proposals will take account of whether , *'The scheme provides adequate car parking for the proposed development'*.

Response:

The proposed extension and alterations will still maintain the existing single garage and off street parking (minimum 3 cars), which currently provides total parking for a minimum of 4 cars. **Consequently, we believe the parking provision meets the requirements under DP21.**

NPPF:

12. Achieving well-designed and beautiful places

Response:

For the reasons already given, we believe the proposed extension and alterations to Sideways will result in an attractive, quality design, which is not only sensitive to the character of the neighbourhood, but which will enhance its bio-diversity and promote sustainability through its use of renewable energy. **As such, we believe we meet the requirements of the NPPF.**

CONCLUSION

We believe that we have shown the proposed development to respect and enhance the character, scale and form of the neighbourhood of Sandhill Lane. While we acknowledge that the proposed built form of the loft conversion may be different to any other along the road, we hope we have shown that there is a wide diversity in the style and scale of the properties along the road. In the light of this, we hope the proposal to be acceptable.