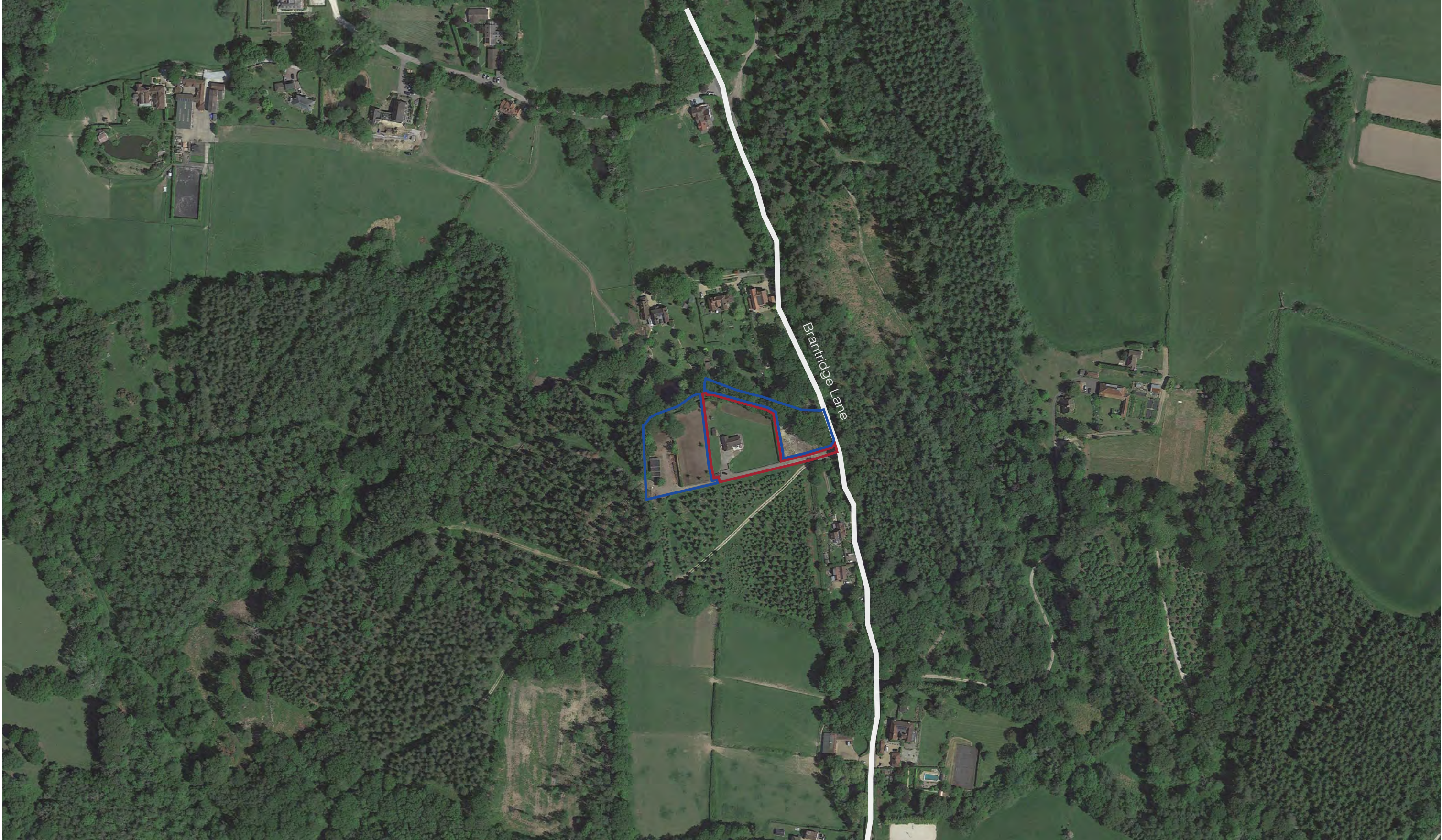
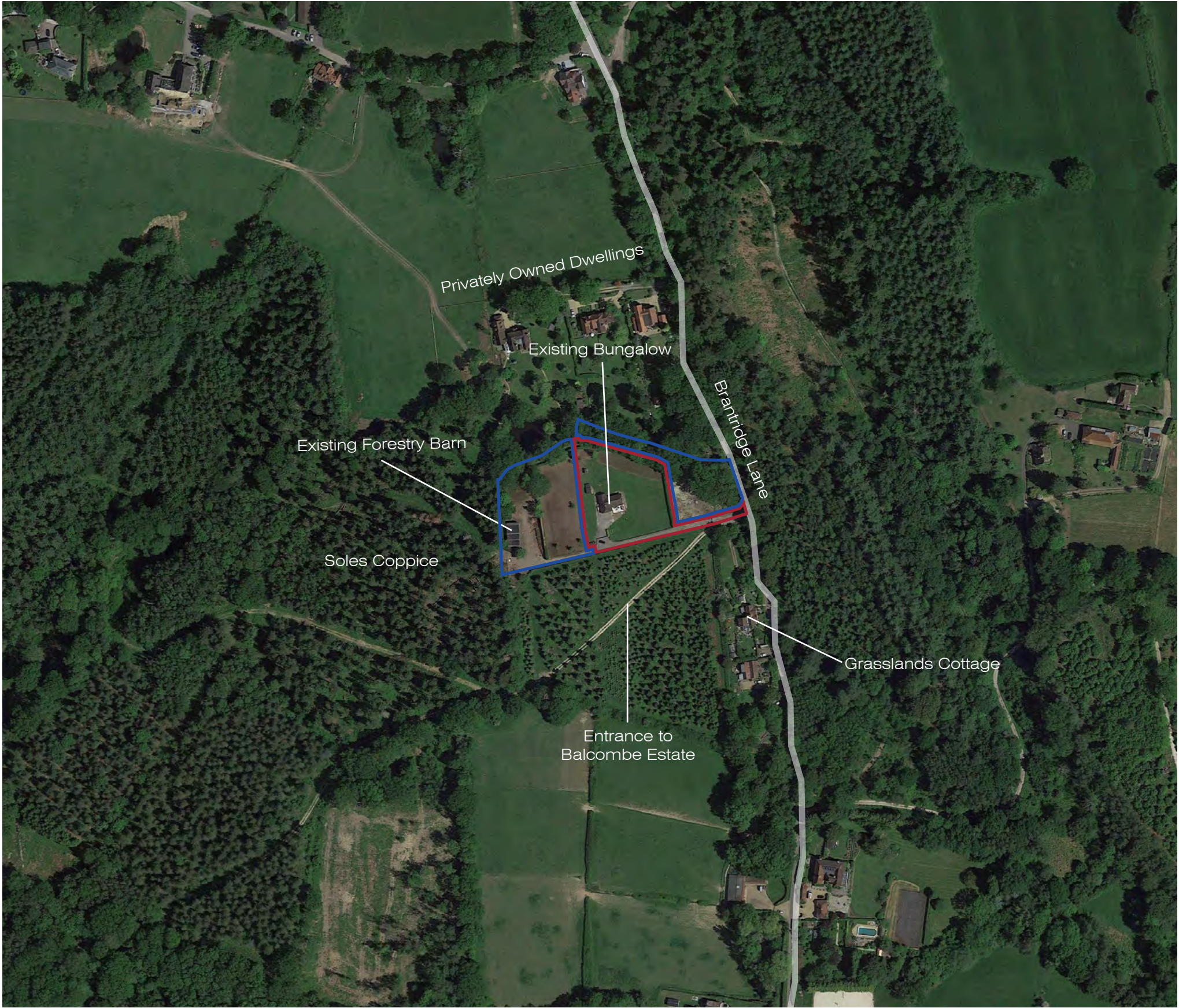


Site and Context

Aerial View of Application Site



⊕ Not to Scale



The land in ownership is approximately 7680m², with less than 0.5 Ha residential curtilage, with a 5.4 metre high, 110m² bungalow constructed in 1996, situated in the middle of the site in a central, visible location. A 4.2 metre high, 138 m², Forestry barn built before 1991, sits towards the Western boundary of the site. Vehicular access from Brantridge Lane cuts across the full exposed southern boundary of the site.

Sharing the same entrance from Brantridge Lane is Grasslands Cottage, owned by the Balcombe Estate. 65 metres north of the northern boundary are three privately owned dwellings.

⊕ Not to Scale

— Application boundary
— Ownership boundary

Existing Situation



- 1. Existing dwelling
- 2. Access to dwelling and forestry barn
- 3. Forestry barn
- 4. Hardstanding related to forestry barn
- 5. Hardstanding at entrance of site
- 6. Entrance to Balcombe Estate
- 7. Grasslands Cottage
- 8. Gardens to dwellings north of site

Application Site Approaches



Application site approach looking west from Brantridge Lane

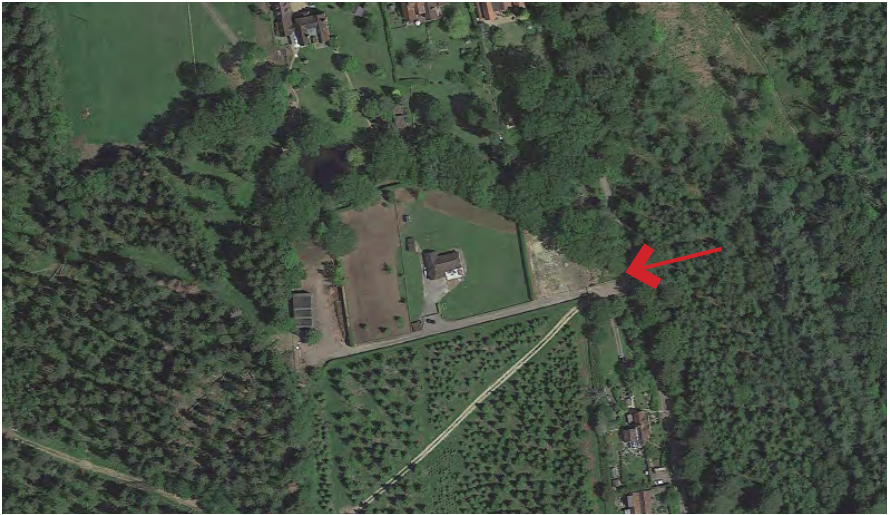
- 1. Entrance gate to Balcombe Estate
- 2. Entrance gate to Application Site





Entrance gate to application site and existing east west carriageway

- 1. Entrance gate to Balcombe Estate
- 2. Entrance gate to Application Site





View of Grasslands Cottage from shared entrance looking South





Eastern border of site looking North





Existing eastern hardstanding





The existing 5.4 metre high dwelling sits in a conspicuous central position on the site, with all natural vegetation removed. When constructed, there was no attempt to carefully integrate the building into the landscape or reduce its visual and environmental impact





View of existing dwelling looking north east, highlighting its visibility in the landscape and general lack of surrounding vegetation





Existing carriageway to bungalow. View towards Brantridge Lane.





View of existing dwelling from the north of the site, looking south east. The building's conspicuous position is self evident





View across application site looking South-West towards existing barn





View of existing barn and associated hard standing



