

DESIGN AND ACCESS STATEMENT

**Lincoln Lodge, Roundwood Lane
Lindfield, Haywards Heath RH16 1SJ**

**Proposed Detached Garage/Store to
Property Frontage & Re-alignment of
Vehicular Access off Private Road**

July 2025



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1.0 INTRODUCTION

- 1.1 This Design and Access Statement is to be read in conjunction with the Householder Application for Planning Permission for works or extension to a dwelling dated 8th July 2025 and the drawings numbered:

Drawing No. L-01 – Location, site, and block plans.

English Heritage Buildings Drawings:-

Quote Ref DB-001029 Rev A – Plan, elevations and cross section of proposed garage/store.

1.2 Use and Amount

The proposal is to construct a detached single bay Oak frame garage and store adjacent to the front (western) boundary of the application site. The site access off the private road will be realigned to improve entry into and exit from the site together with increased off road parking spaces.

The use will be incidental to the existing residential use.

1.3 **Local and National Policies**

This proposal has been considered with regard to the relevant policies of the Mid Sussex District Plan 2014-2031 (Adopted March 2018) and in particular the following Policies ~

DP26 – Character and Design

DP37 - Trees, Woodland and Hedgerows

Mid Sussex District Plan 2021-2039 Consultation Draft. Upon adoption, this will replace the current District Plan. Relevant Policies ~

DPN1: Biodiversity, Geodiversity and Nature Recovery

DPN2: Biodiversity Net Gain

DPN4: Trees, Woodland and Hedgerows

DPB1: Character and Design

Other Planning Considerations

Site Allocations DPD (SADPD) adopted 29th June 2022. Mid Sussex Design Guide Supplementary Planning Document (November 2020).

Lindfield and Lindfield Rural Neighbourhood Plan (made March 2016). Relevant policies:

Policy 7 – Areas of Townscape Character

Mid Sussex Design Guide Supplementary Planning Document (SPD – 4th November 2020).

And relevant chapters of the National Planning Policy Framework (NPPF) December 2024 including: -

Section 11 of the NPPF describes presumption in favour of sustainable development, Section 12 describes achieving well designed places, Section 15 describes conserving and enhancing the natural environment, Section 17 describes facilitating the sustainable use of minerals, Sections 131 and 135 (design) and 136 (trees) are all considered to be relevant and achievable to this application.

It is considered that the proposal for a garage space where no garage facility currently exists is a reasonable expectation for a property of this size. The proposed garage structure would be single storey and of an attractive appearance, utilising suitably rustic external materials.

The proposed garage/store would be located adjacent to the west boundary fence to the property frontage. The site is well screened to the west and east boundaries by mature trees and, hedges and shrubbery, all of which will be retained or replaced on a like-for-like basis as described.

In conclusion therefore, it is considered that the proposal would accord with the Local Plan & National Policies as there would be limited harm to the residential amenity of neighbouring properties and the application site.

In Section 2.0, we describe the site and its location.

In Section 3.0, we describe the layout and appearance of the proposal to demonstrate compliance with the above Policies.

1.4 **Relevant Previous Planning History.**

DM/21/3604 – First floor front extension, garage conversion, replace existing conservatory with single storey rear extension, replace all windows and doors with coloured powder coated aluminium – Approved 2nd December 2021.

13/03389/FUL – First floor extension (garage removed from application) – Approved 10th December 2013.

04/02312/FUL – Construction of first floor addition above existing attached garage. Amended plans received showing a reduction in height of ridge and eaves by 800mm – Refused 15th February 2005 (Appeal Allowed).

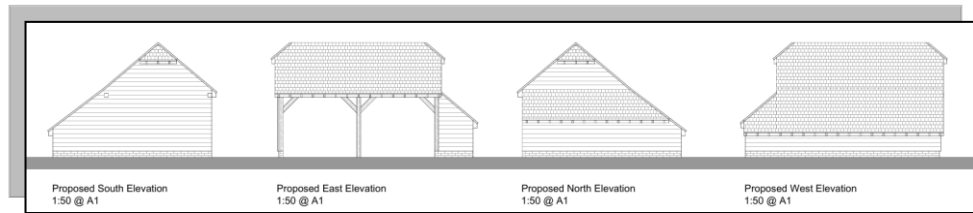
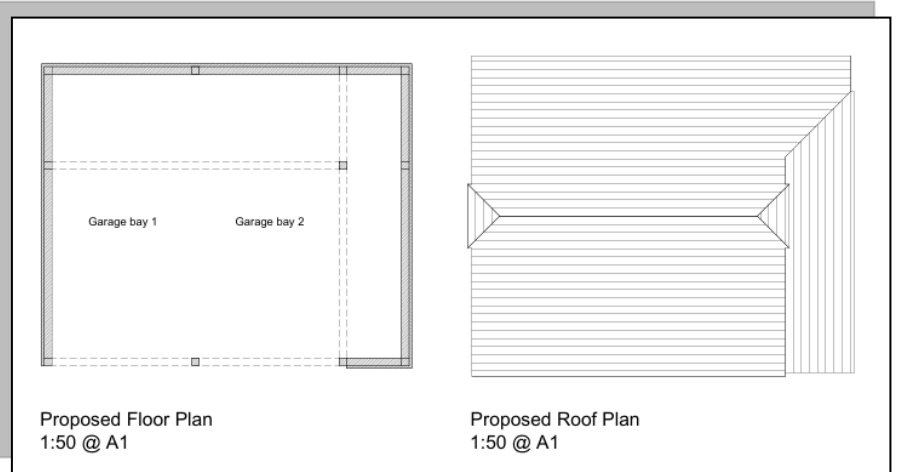
00/02519/FUL – Rear Conservatory – Approved 6th February 2001.

LF/058/93 – Proposed double garage and first floor side extension – Refused 5th November 1993 (Appeal Allowed).

LF/058/93/AP1 & AP2 – Amended plans for double garage and first floor side extension – Approved 30th November 1994 & 27th January 1995.

A similar proposal for a 2-bay garage to the front garden (and single storey porch to the front elevation of the dwelling) at a neighbouring property named ‘Craigmore’ Roundwood Lane, was granted planning permission under reference DM/24/1277 dated 18th September 2024.

*Extracts from approved drawings for a detached garage to the frontage
of Craigmore' under reference DM/24/1277*

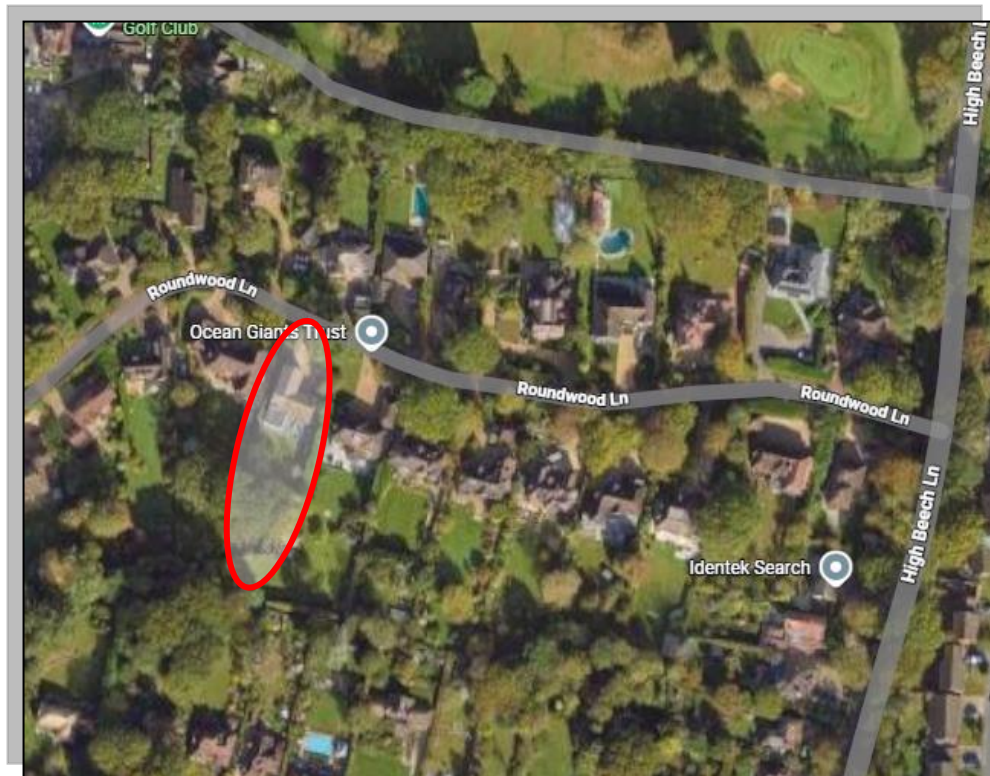


2.0 SITE ANALYSIS

- 2.1 Lincoln Lodge is a detached property with a façade in keeping with the local vernacular and neighbouring properties.

The site is accessed off the south side of Roundwood Lane which is a private no through road. The property has previously benefitted from extensions, alterations and modernisation as previously described, but does not currently have a garage facility. In addition, it is difficult to access and manoeuvre cars with limited off-road parking available.

*Satellite image indicating Lincoln Lodge
in context with neighbouring buildings*



In terms of relevant Planning Constraints, the application site is located within the defined settlement boundary, but outside of any Conservation Area or National Landscape (Area of Outstanding Natural Beauty [AONB]).

The property is not listed, and there are no listed buildings within the immediate location.

- 2.2 The photograph on the front of this Statement indicates the principal elevation of the host dwelling facing north.
- 2.3 Ground levels slope consistently and gradually down from the road towards the house. Existing drainage channels to the house perimeter capture surface water run-off.
- 2.4 Photographs below indicate views into the site and the current driveway.



View from existing vehicular access towards location for the proposed garage/store and driveway/parking area viewing towards the site frontage.

2.5 Access

The existing vehicular access is to be realigned centrally to the site frontage to improve entry and access into the site. This has been indicated on the submitted proposed block plan together with new soft landscaping and a separate parking area allowing cars to turn within the site.

Manoeuvrability of vehicles within the site would therefore be greatly improved.

The garage/store floor level will match the current adjacent driveway level. There will be no change in the existing ground levels around the proposed outbuilding.



2.5 Landscaping

The east boundary is currently well screened by mature trees and vegetation on each side of the fence, all of which is to be retained. The north boundary facing the road is partially screened by mature hedging and shrubbery. This will be cut back to accommodate the relocated access, and re-planted to the other side of the access ensuring that the overall sylvan appearance from outside of the site

is maintained.



View towards northern boundary from within the site

A small ornamental Conifer and low level shrubbery will be removed adjacent to the east boundary in the location for the proposed garage/store.

No mature trees or hedges will be removed in association with this planning submission, and all existing mature landscaping will be retained beyond the minor removals described. New planting will enhance the appearance from the roadside.

The proposed garage/store structure would be a lightweight timber framed outbuilding, raised off a simple foundation, thereby minimising excessive soil excavations which would be re-distributed around the site where possible. There would be no incursions into the RPA's of any high category trees, and the groundworks for the proposed outbuilding will be installed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction-Recommendations.

Therefore, this proposal would be in accordance with Policy DP37 of the Mid Sussex District Plan

The existing tarmac driveway is to be broken out, and a new impermeable block paved driveway installed.

2.6 **Protected Species**

Although there is no evidence of bat roosts or bird nesting within the immediate locality, should bats or any other protected species be discovered during development; works will stop immediately and Natural England contacted for further advice.

The NatureSpace Partnership - West Sussex Newt Officer for planning application reference DM/24/1277 concluded that the proposal for a detached garage at 'Craigmore' was not considered to be relevant to the District Licensing Scheme with no likely impact on great crested newts or their habitats (the site is within a designated Great Crested Newt - Impact Risk Zone [Amber]).

Ecological enhancements including bird boxes will be installed to the site frontage on completion of the building works.

2.7 **Discharge of Surface Water**

Basic SuDS solutions will be incorporated to include the provision of a water butt with any overflow into a soakaway.

The replacement driveway will be a permeable finish with no loose material or surface water run-off entering the road due to the ground levels.

The above measures will ensure that the proposal will mitigate against any flood risk. The site falls within Flood Risk Zone 1 (Low

Probability of Flood Risk).

2.8 No new water supply is required with this proposal.

An electrical supply from the house will be easily provided to the garage to provide internal lighting. No permanent external lighting is proposed; only minimal movement controlled outdoor lighting to provide safe access to and from the garage to respect the Dark Night Skies.

3.0 **DESIGN SOLUTION**

Layout, Scale and Appearance

- 3.1 The proposal is to construct a detached single bay Oak frame garage and store adjacent to the front (western) boundary of the application site. The site access off the private road will be realigned to improve entry into and exit from the site together with increased off road parking spaces.

The use will be incidental to the existing residential use.

- 3.2 The new structure will be supplied and constructed by English Heritage Buildings, a company which specialises in oak framed buildings. English Heritage Buildings are the UK's leading oak framed specialist and are the only company providing a BM TRADA Q-mark assured design, manufacture, and assembly of their buildings. This ensures that the building will be constructed of the highest quality, essential in this location. English Heritage Buildings have recently been awarded the coveted BUILD Award 2017, naming it the Best Timber Construction Company in the UK based on its use of specialist machinery that utilises traditional construction techniques and the eco-qualities of its materials and their work with Green Oak.

- 3.3 The outbuilding will utilise oak framing for the main structure based on traditional carpentry skills using mortice and tenon joints and wooden pegs.

- 3.4 The proposed structure will have an overall external footprint area of 25m² and would consist of one garage space and a store area for garden implements. An electric vehicle charging point is already

present to the property frontage, although this may be re-located within the garage.

The eaves beam of the garage structure will be at a height of 2.1m from the adjacent ground level, with a maximum ridge height of 3.61m. The roof design would be a simple dual pitch with extending cat slide roof over the store area ensuring that the ridge level is kept as low as possible. The roof would be pitched at 40 degrees which would suit the selected roof tiles.

The design of the garage structure also considers the use of appropriate rustic external materials including softwood weatherboarding above low-level facing brickwork plinths, under a clay plain tiled roof, in keeping with the host dwelling.

- 3.5 The exposed framework and joinery will be allowed to weather and silver naturally which is appropriate in this location.

A hardwood personnel door with traditional black ironmongery is indicated on the front elevation, with the garage space remaining open and of a traditional cart lodge appearance.

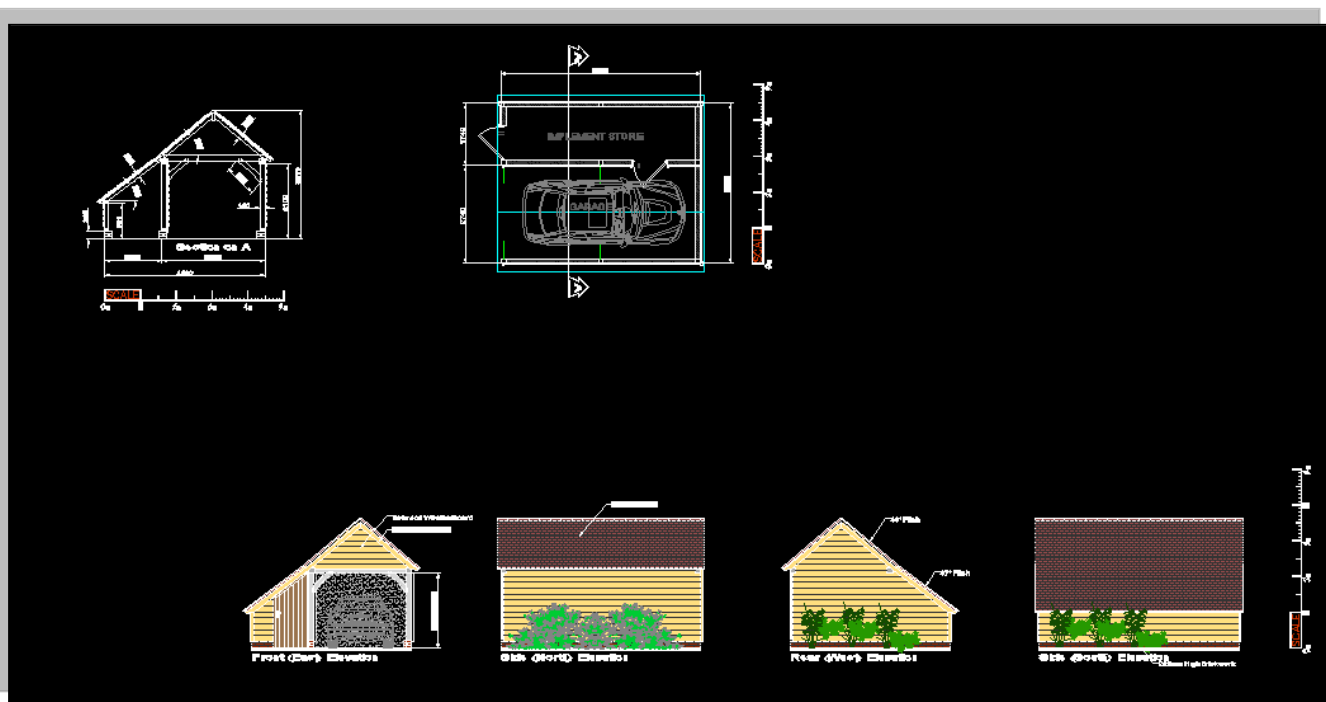
- 3.6 The proposed structure would be set back from the site frontage; and would remain partially screened from the road frontage by the new planting as illustrated on the submitted block plan.

There are no primary windows located on the east side of the neighbouring property 'Oak Trees.'

It is therefore considered that the size, bulk, and external materials proposed for the garage/store would respect the setting of the

overall site and views between neighbouring properties ensuring that they would not be adversely affected by the proposal.

3.7 An image of the proposed garage/store is indicated below.



Typical image of Oak frame garage/store similar to this proposal

**SCHEDULE OF EXTERNAL MATERIALS AND
SURFACE FINISHES**

**SELECTED FACING BRICKS FOR PLINTHS (225mm HIGH) –
IBSTOCK WEST HOATHLY MEDIUM MULTI STOCK
BRICKS**



ROOF TILES –
DEVELOPER ROTHSCHILD BLEND
TRADITIONAL CLAY ROOF TILES
(OR SIMILAR APPROVED)

Rothschild Blend



☎ 08008 886633
☎ 07584 624744

SOFTWOOD WEATHERBOARDING – OBTAINED FROM
VENABLES OR SIMILAR APPROVED

Specification for EHB softwood featheredge:

200mm board 30-6mm Taper

Sound Knots up 15mm considered no defect.

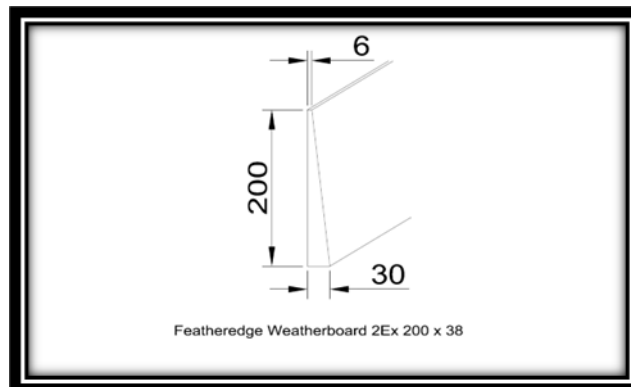
Four knots less than 40mm are permitted in lengths up to 4 meters.

No Wayne.

One dead knot less than 25mm allowed.

No Bark pockets Brown stain, pith, no hole or boxed hart.

Sapwood to be limited. Clear finish.



EXTERNAL JOINERY FOR STORE PERSONNEL DOOR
(TYPICAL) –
HARDWOOD SIDE HUNG DOOR AND FRAMES WITH
TRADITIONAL BLACK IRONMONGERY



RAINWATER GOODS – OSMA BLACK ROUNDLINE UPVC
GUTTERS & RAINWATER PIPES



4.0 CONCLUSION

- 4.1 The proposed garage/store structure would provide the Applicants with the ability to park their family car under cover, a facility which isn't currently available, and to securely store garden implements to the site frontage.

At present, vehicles are not protected from the elements, tree sap and bird droppings all of which have a damaging effect on the paintwork.

The proposal will also improve access into the site and manoeuvrability, ensuring that off road parking is improved and cars can turn within the site.

- 4.2 The proposal has been sensitively designed to represent a subservient outbuilding in context with the host dwelling and the street scene.

The rustic external materials palette proposed would be in keeping with the locality.

- 4.3 The proposed structure would be set back from the road frontage, and therefore not overbearing to the street scene.

- 4.4 It is considered that the proposal will not unduly affect any mature trees and hedges within the site. No mature trees or hedges are to be removed, only low-level shrubbery and an ornamental Conifer recently planted.

The hedge to the site frontage will be partially removed where the site access is to be re-aligned, and a new hedge of the same species planted in the current location of the site access so that there is no

overall change to the street scene.

- 4.5 Planning permission has recently been granted for a 2-bay garage to the front garden of a neighbouring property in Roundwood Lane under reference DM/24/1277, and similar to this proposal.
- 4.6 It is therefore considered that the proposal does not conflict with the National Planning Policy Framework and relevant Policies of the Local Plan as previously described.

Sufficient manoeuvrability into and around the site will be greatly improved.

The proposed garage/store will remain incidental to the enjoyment of the dwelling house.

Inigo Architecture