

Desing and Access Statement

Garage Building – Ship Street



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Planning Submission

The submitted drawings and designs seek to remove the existing unused double pitched roof garage and replace with a part single – part 2 storey 2 bed residential development.

The site although compact provides sufficient space for the proposed dwelling including a courtyard garden.

The site is located within the town centre on the edge of the re-defined conservation with all amenities located within a short walk.

The proposed house would exceed minimum space standards and provide an additional residential dwellings in a sustainable location with the presumption is favour of approval.



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Site - Location

The site is located within East Grinstead town centre on the edge of the conservation area (the site is not within the conservation area), it is in walking distance of all local amenities including public transport, schools, doctors, restaurants and shops.

The existing building located on the site is a large double garage which is not used.

The buildings in proximity to the site are both residential and commercial all of which have no defined architectural style. There are a number of period properties to the rear some of which are listed but due to their position they would not be read together and would have no detrimental effect.



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Existing Site Photos



Existing Site Photos



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Proposed

This application proposes the creation of one number 2 bedroom dwelling, which is designed to provide quality living spaces, while also improving the built environment of its immediate surroundings.

The proposed dwelling has been designed in such a way that they provide minimal obstruction to the outlook of its neighbouring properties.

The resulting proposal has been developed with careful considerations to massing, size and form, in order to ensure that no aspect of this proposal would prove detrimental to its neighbouring properties.

This consideration emerged out of our commitment to propose a neighbourly and architecturally interesting addition to this site in East Grinstead, which is positively reactive to the surrounding properties most noticeably the listed building to ensure they do not compete but instead complement. With this proposal, we aim to safeguard the Planning Policy's goal to identify and realise the development potential of unused land whilst creating an interesting architectural addition.

The previously approved schemes to the Rear of 5 High Street and Land To The Rear Of Kings House 13 Cantelupe Road East Grinstead West Sussex has been taken as a guiding precedent study with similar challenges regarding neighbouring properties' outlook and proximity.

The proposed house would exceed minimum space standards and provide an additional residential dwellings in a sustainable location with the presumption in favour of approval.



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Amount

This application proposes the creation of one, 2 bedroom (3 person) dwelling, with private courtyard garden.

The proposed layout is innovatively designed in order to ensure a high quality architectural language, which would in turn elevate its surrounding built environment.

The total site area is that of 78.5m², with a Gross Internal Area of 77m² with an additional 4.95m² of storage space. There is a 17m² courtyard garden.

The design includes a covered and lockable bike stand, together with a designated area for refuse and recycling storage



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Proposed Layout

The proposed layout has been designed to ensure all rooms have a great quality of light whilst maintaining privacy, we have achieved this by directing into the courtyard on the ground floor and windows facing front and back from the first-floor bedrooms.

The site has a level difference to the street which allows the kitchen to sit on a lower level and reduce the mass of the building.

The dwelling is accessed from the side elevation via a covered porch to increase privacy from the public highway.



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Proposed Design

The dwelling although contemporary in appearance has been designed around the site constraints taking cues from both the current garage on the site and the surrounding properties, it has a very limited pallet of materials of facing brick and tile to match the surrounding properties, with most of the windows inward looking to the central courtyard.

The existing stone wall is retained with the new building form and angled roof extending from that point. The unique roof is designed to limited the visual appearance and mass and give the appearance of a single storey building.



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Planning Policy

National Planning Policy Framework (NPPF) 2024

The NPPF provides a presumption in favour of sustainable development, identifying the three overarching objectives, listing these as being economic, social and environmental which are regarded as being interdependent and need to be pursued in mutually supportive ways. Development proposals that accord with an up-to-date development plan should be approved without delay.

In terms of the economic aspect land has to be made available where there is a demand to support growth. The social role includes providing the supply of housing required to meet the needs of present and future generations. The environmental role involves the protection of the natural, built and historic environment.

Section 5 focuses on 'Delivering a sufficient supply of homes' and in particular paragraph 61 it states:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

Paragraph 65 makes it clear that the provision of affordable housing should not be sought for residential developments that are not classified as being 'major'.

Paragraph 73 highlights that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

Paragraph 113 recognises the benefits of optimising the density of development in city and town centres and other locations that are well served by public transport as an alternative to adopting maximum parking standards.

Paragraph 124 states:

"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

Paragraph 125 continues that decisions should "d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively".

Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land, taking into account the different types of housing, local market conditions, viability, local infrastructure, an area's character and the importance of securing well-designed, attractive and healthy places.



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Planning Policy

Paragraph 131 recognises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is recognised as being a key aspect of sustainable development as this creates better places in which to live and work in addition to making development acceptable to communities.

Annex 1 confirms the weight that can be applied to policies adopted prior to the publication of the NPPF and that due weight should be given to them, according to their degree of consistency with the Framework. In clarification, the closer the policies in the plan are to the policies in the Framework, the greater the weight that may be given. It is important to take account of the law and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.



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Planning Policy

Mid Sussex Design Guide - SPD 2020

3.34 The relevant key extracts from the Council's Design Guide SPD show that the Council are supportive of inventive and innovative design.

1.7.3 Good design can help transform places and enhance people's lives. The orientation and height of buildings; the materials, enclosure, soft landscaping/trees and amount of sunlight within a public space and the incorporation of inclusive active environments can have a positive impact on physical health as well as upon people's wellbeing and mental health.

Windows

6.3.1 The design and position of windows should be determined by the overall design approach and guided by both the external composition and internal daylight requirements. For example, a contemporary design typically incorporates a higher proportion of glazing with large windows and greater variety of fenestration which can make it appear light and airy. This is less appropriate in traditional designed buildings which are characterised by a more solid face.

1.7.6 Good design is about more than just the architecture and in Mid Sussex we are looking to create high quality places that meet the needs of the whole community with streets and spaces that are accessible for everyone, that function well and improve the quality of life.

6.3.21 Good quality materials and fixings should normally be used. On traditional-styled buildings and those in sensitive locations (including those that are inter-visible from the surrounding countryside), natural materials including local clay tiles, weatherboarding, stock bricks and timber windows are appropriate and man-made alternative materials should be avoided particularly where they do not evoke the finish of natural materials.

Principle DG38: Design buildings with architectural integrity and a sense of place

Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- The elevational treatment and overall façade design;
- The placement, proportions and design of windows, doors and balconies;
- A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;
- The appropriate incorporation of dormer windows and chimneys;
- An appropriate palette of good quality materials that are preferably locally sourced.

Principle DG16: Create a positive development edge

Properties should not back onto the settlement edge and the edge should not be defined by rear garden fences. This can create security problems and over time the quality of the environment can become degraded as fences are replaced or fall into disrepair. When viewed from the countryside this creates an unresolved and untidy edge that diminishes the quality of the environment.

Developments should therefore normally be designed with building frontages facing site boundaries served by new access roads that run adjacent to the site edge. This arrangement also enables existing tree-lined boundaries and hedgerows to be:

- Revealed to the public realm; and
- Safeguarded by incorporating them outside the private realm and avoiding potential overshadowing of rear gardens.

Development should nevertheless be sensitively designed so that it avoids imposing upon the rural edge and existing roads that are characterised by their hedgerows and tree belt. This may require additional boundary planting. At the rural edge lower density development will also normally be necessary.

Principle DG47: Provide homes with sufficient daylight and sunlight

All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Single aspect north-facing apartments should normally be avoided as they receive insufficient sunlight. South facing apartments will need to be carefully designed to avoid overheating problems.



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Planning Precedent

There are several recently approved planning application within East Grinstead that share, the same principles of using parcels of land that are un-used but appropriate for development.

DM/23/2192

Two storey one bedroom dwelling to the rear of 96 Railway Approach

DM/21/0389

Erection of 2 residential one bedroom dwellings

DM/18/2702

Proposed 1x detached 2 storey dwelling and 1x detached 3 storey dwelling (with landscape gardens), within a walled Victorian garden

DM/23/2877

(Amended Layout Plan received 21/11/2023) Proposed new single storey 3 bed dwelling with new access and parking amenity for two cars

DM/23/1000

Proposed 2 bedroom dwelling



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CONCLUSION

The proposed dwelling would provide a well appointed 2-bedroom family home in a sustainable location within East Grinstead.

The proposed innovative design consciously attempts to raise the standards of the surrounding built environment, elevating the street scape and its surrounding properties.

The site is well connected to local amenities and transport links, which include bus stops and a train station at a walking distance.

These measures would all contribute to the general improvement of the surrounding built environment.

- Mid Sussex council can not demonstrate a 5-year housing supply
- The house size, design and location would sit harmonically in the existing street scene with no detrimental effect on the surrounding properties
- The proposal meets all space and design standards



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