

DESIGN & ACCESS STATEMENT



Detailed Application

Replacement Single Storey 3 Bedroom Dwelling House

10 Highfields, Brighton Road, Warninglyd, West Sussex, RH17 5SY

1. Introduction

This Design and Access Statement has been prepared to support a full planning application for the removal and replacement of the existing detached single storey, two bedroom dwelling house and the erection of a detached single storey three-bedroom dwelling house, with the retention of the existing parking, onsite turning, access and boundary treatments, on land at 10 Highfields, Brighton Road, Warninglyd, West Sussex.

The proposal seeks to deliver a high-quality, small-scale residential development that respects the character of the surrounding area, contributes positively to local housing need and offers a logical replacement opportunity within the established settlement pattern. The document outlines the evolution of the scheme, the design rationale, and considerations relating to use, scale, layout, appearance, landscape, and access..

2. Site Assessment

The site currently comprises a parcel of land identified for the provision of residential units for Gypsies and Travellers, and currently accommodates a detached single storey dwelling, out buildings and parking for four motor cars, located on the eastern side of the Brighton Road. The site is relatively level and lies adjacent to existing residential development to the North and West. While the site technically lies outside the formal Built-up Area Boundary (BUAB) of Warninglyd, it is enclosed on multiple sides by development and forms part of a clear cluster of residential properties, giving the land a semi-enclosed and transitional character between countryside and village edge.

The surrounding area is defined by its rural qualities, but within that context, Brighton Road features a well-established pattern of detached residential dwellings set within generous plots. These properties typically display traditional Sussex vernacular architecture, all contributing to a coherent and attractive local character. The proposed site benefits from existing mature tree line/hedgerow along parts of its boundary, which provide a degree of natural screening and containment.

3. Planning Policy Context and Involvement

The proposal has been informed by relevant national and local planning policies, including the Mid Sussex District Local Plan,, the Parish Neighbourhood Plan, and the National Planning Policy Framework (NPPF). The application has also taken into account the findings and outcomes of previous and nearby planning approvals.

Initial advice received from planning officers has informed the development strategy, helping to ensure the scheme is appropriately scaled, well-designed, and policy compliant. The advice has helped shape the proposal that fits with the surrounding grain of development, respects neighbour amenity, and promotes a form of housing that aligns with planning expectations.

4. Design Justification

The proposed development comprises a detached single storey three-bedroom dwelling, delivered as a replacement dwelling on the existing plot with private gardens and associated parking. The use of the site for residential purposes is entirely compatible with the Councils Planning Policies and the character of the surrounding area, which is already largely residential in nature. The scale of development represents a modest and low-density form that is in keeping with the established rural edge of Warninglyd.

5. Layout

The layout of the application site has been carefully designed to respond to the existing and pattern of surrounding development. The existing and proposed dwelling is afforded generous separation from its neighbours, with landscaped rear garden offering ample private amenity space. The siting of the dwelling allows for vehicle access and on-site turning, accessed from the Brighton Road, providing safe and efficient movement for vehicles and pedestrians alike. Internally, the dwelling is arranged to create well-proportioned living spaces, while externally, the orientation maximises daylight and privacy.

6. Scale and Appearance

In terms of scale, the replacement dwelling house ridge line reflects the existing and neighbouring built forms. The replacement dwelling is domestic in scale and follows a traditional form, incorporating a low pitched roof and articulated façade to create visual interest and a sense of individuality. The design takes direct inspiration from local architectural vernacular, making use of multi-stock brickwork, stained timber cladding, grey slate roof and traditional joinery details such as vertically proportioned casement windows and gabled projections. These elements ensure the replacement dwelling house sits comfortably within its context, reinforcing local distinctiveness rather than detracting from it.

7. Landscape

The scheme seeks to retain the existing boundary vegetation, particularly mature hedgerows and trees along the Northern and Eastern boundaries. The existing soft landscape buffers will serve to soften views into the development and provide a green transition from the built form to the surrounding countryside. The existing soft landscaped private garden will be retained largely as lawn and fencing retained.

8. Sustainability

The replacement dwelling will be constructed to meet contemporary standards of environmental performance. The use of high-quality insulation, efficient air-source heat pump heating systems and modern construction methods will ensure the replacement dwelling house will be energy efficient and low carbon. The dwelling house will be designed to accommodate an electric vehicle charging point and subject to further detail, there is potential for the integration of solar PV systems or other renewable technologies to enhance on-site energy generation. Surface water drainage will be managed through a sustainable drainage strategy (SuDS), avoiding run-off into the surrounding area and helping to maintain local hydrology.

9. Access

Vehicular and pedestrian access to the development is existing and meets current safety and accessibility standards. The arrangement ensures good visibility in both directions and allows the dwelling to be reached conveniently and safely. Internally, the replacement dwelling house will meet the requirements of Part M of the Building Regulations, providing step-free thresholds and internal layouts capable of supporting a range of future occupiers, including those with limited mobility.

10. Conclusion

The proposed development represents a logical and modest replacement of the existing built form, on a site that is both visually and functionally related to the existing village. The design reflects the distinctive qualities of local architecture and delivers improved and sustainable family housing in an accessible and attractive location. The proposal has been carefully considered to ensure it integrates harmoniously with the surrounding area, respecting the character, scale, and form of neighbouring development.

By retaining landscape features, adopting a traditional design palette, and ensuring good standards of access and sustainability, the scheme satisfies national and local policy objectives and makes a positive contribution to the evolution of Warninglíd as a sustainable rural community.

It is therefore considered that planning permission should be granted.

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