

PROPOSED NEW OUTBUILDING,
VINE HOUSE PAXHILL LINDFIELD
09-09-25

Introduction

The existing dwelling known as 'Vine House' was originally part of the productive walled garden of the neighbouring country house known as Paxhill Park House. Paxhill House is sited on land to the north side of a typical walled garden, include a large greenhouse facing south and ancillary storage for food produce and gardening equipment to the north. Vine House was one of the ancillary building and was extensive renovated converting this large garden building into a private dwelling in the 1960's. This involved totally rebuilding the central 50% of the original building using contemporary bricks .

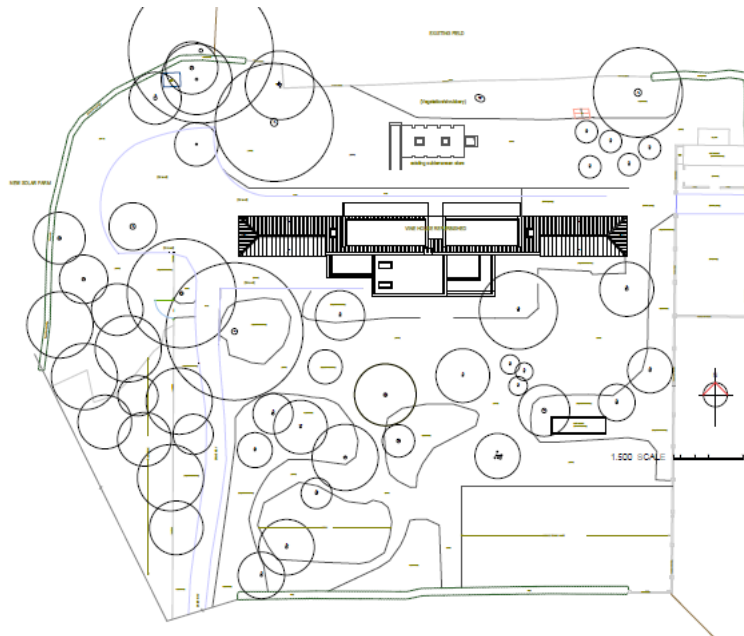
Vine House is now separated from the main house by a large field and the retained formal garden on the east side of the Paxhill House. A small, wooded area runs along the north west boundary between the two properties and extends southward to the access road connecting Vine House to the main drive from park Lane.



Recently permission was granted to use the Paxhill House field between the properties as a solar array which has been installed.



Permission was given in April 2019 for the construction of a two-car covered car port close to the west elevation of the existing Vine House property. ie DC/19/1092. An additional application was submitted in 2019 for the extension and renovation of Vine House under DC/19/3066. This has now been built out and the house is in full use by the family. In 2020 the applicants applied for and were granted permission (DC/20/0327) to build a barn on an adjacent plot(separate title) to house the mechanical equipment to maintain the areas around the house. The barn was located adjacent to an existing copse separating the field from the main house. The barn has yet to be built.



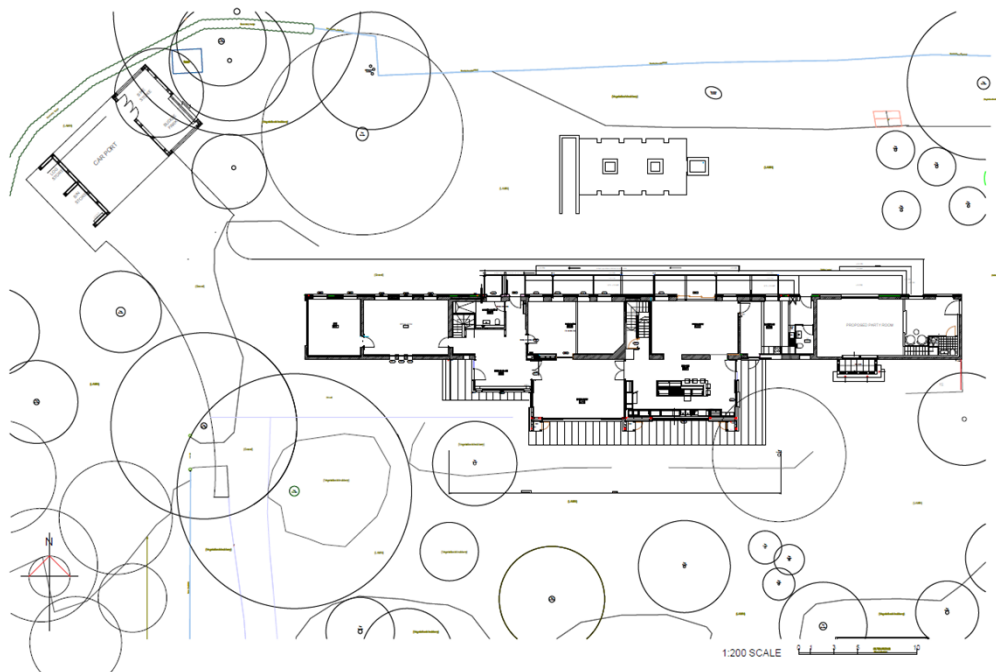
Proposals

The Applicant proposes the construction of a small barn to replace of the consented car port within the boundary of Vine House. It would be located along the north west boundary between Vine House and the solar field of Paxhill House. The boundary is currently formed of an evergreen hedge with individual mature trees spread along the boundary. The

proposed siting for the new barn would occupy a grassed area and gravel car parking area. It is not proposed to remove any existing trees on the site.

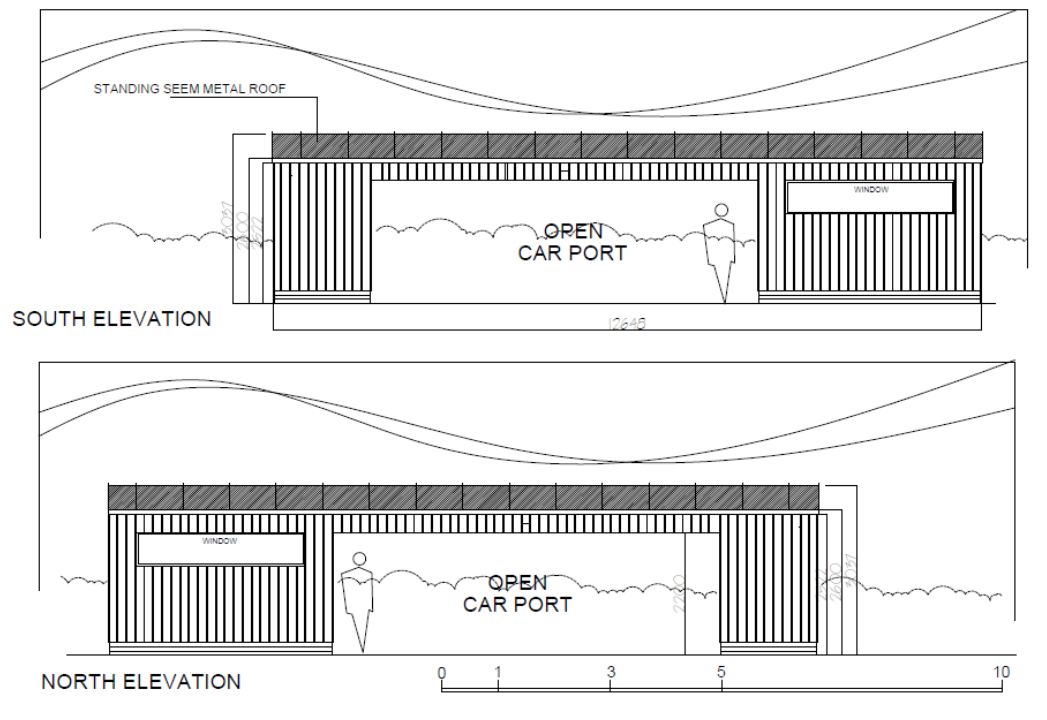
The building would be a single story structure located to allow it direct access to the existing gravel covered car parking area, that currently provides car parking for approximately 5no vehicles and has direct access through the property and connects the house to the lane from the access road off Park Lane.

The new building would provide a central covered car port for two vehicles as well as secure storage for the mechanical equipment required to maintain the gardens etc, secure cycle storage and enclosed bin store area. The proposed footprint and height of the barn has been kept to a minimum, with a low level metal standing seam roof to allow a low roof pitch. In addition, the building would be clad in black cladding to match the cladding on the west wing of the house.



The proposed siting of the barn along the north west boundary will limit any impact on the existing hedges and trees and mainly impact on a small area of grass.

The open central area forming the car port allows through views to and from the house, whilst partially shielding the view of the solar farm from Vine House. The small wooded area along the west boundary prevents any views of the barn from the access road and beyond and the house shields it from any views from the east.



Summary

The proposed barn consolidates the two previously consented structures all within the bounds of the Vine House plot. The footprint and section of the proposed building has been kept to a minimum. The design of the building allows through views to and from the property whilst also using materials and finishes used on the main building and common to other barns etc in the area. The building is shielded by existing landscape features and the existing structure of Vine House so has minimal impact on the surrounding landscape, unlike the adjacent Solar Farm. The proposed materials are recessive and use materials common to the existing Vine House and other barns and out buildings found locally. The building utilises existing hardstanding and accessways so reduces its environmental impact. A bio diversity net gain matrix is included with the application that supports a 10% net gain for the site.