

DESIGN & ACCESS STATEMENT & PLANNING STATEMENT

Site: 3 Cottage Homes, Truslers Hill Lane, Albourne

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Mid Sussex District Council in respect of a two storey extension the the side of the property, a single storey replacement extension to the rear of the property and a replacement detached garage, and is near the village of Albourne. The overall increase in footprint and massing of the proposed extension will be approximately the same as planning approval recently given to the adjoining neighbours at No. 1 Cottage Homes (Rainbow Cottage).

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate extension in this location.

Amount

Currently the site consists of the existing dwelling, garage, hardstanding and curtilage.

The size is set within policy objectives and is near the village of Albourne, please see the included existing and proposed drawings, site and location plans.

Layout

There is currently ample garden for the property, with the main garden area to the south west of the property.

Very careful consideration has been given to the position of the extensions and garage, in order to maintain these garden areas. In particular the design and location of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of the existing boundary trees, hedges and fences.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is near the village of Albourne. The scale of the proposal has been specifically designed to relate to the individual character of the existing and surrounding dwellings in the area, especially as the proposal will balance the approved extension to the side of the adjoining neighbours property at No. 1 Cottage homes (Rainbow Cottage. The proposed massing and footprints of the proposed extensions and the proposed garage are all similar in size to the existing extensions and garage they will replace.

The proposal will create a more usable home for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the bulk and scale of the property. We have been very careful when considering and designing the proposal, in order to design a more individual extension, with the use of good quality matching materials. We are proposing to use natural horizontal boarding and composite roof panels for the replacement garage, and matching brick, tiles and windows for the extension to the house. The extension will be set back from the existing front wall of the property to match the approved extension to the adjoining neighbours property. This will enhance the existing dwelling within the area by achieving a more complete feel and will accord with the individual distinctiveness of the property. The proposed replacement single storey extension to the rear will have a more contemporary look with a flat roof and central lantern style window set into the roof. The garage is proposed to be of sufficient height to allow the applicants to store and maintain their mobile home under cover.

Access

Parking provision is included in the layout as existing. There is parking for at least four cars. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and the neighbouring property No. 1 Cottage Homes (Rainbow Cottage), which has got planning approval for a similar sized extension. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a larger and more usable dwelling for their needs. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with good quality modern design.

