

Planning, Design and Access Statement

PLANNING APPLICATION
BY

Mr J Dixon

RELATING TO

Demolition of existing two-storey detached dwelling and detached garage and erection of replacement two-storey dwelling (self-build) with accommodation in roof space and integral double garage

AT

Oak Lawn
Sandy Lane
Crawley Down
Crawley
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OUR REF: PH/26/75

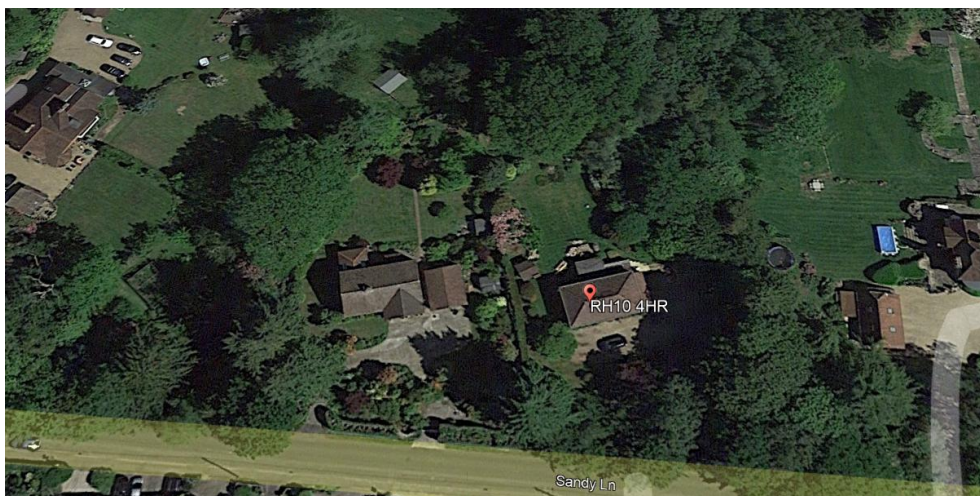
1. INTRODUCTION

- 1.1. We have been instructed by Mr J Dixon to prepare and submit an application for full planning permission for the demolition of an existing two-storey detached dwelling along with a detached double garage outbuilding and for this to be replaced with a new two-storey dwelling (self-build) with accommodation within the roof space and an integral double garage at Oak Lawn, Sandy Lane, Crawley Down, Crawley, RH10 4HR.
- 1.2. Prior to the preparation of this application, a site visit has been undertaken along with a review of all relevant planning policy which has guided the nature of the design that is proposed.
- 1.3. The design of the replacement dwelling considers the property's location within an area that is defined as countryside, and adjacent to limits to built development of Crawley Down. The siting of the proposed house considers important tree specimens on the site and on adjacent land which this proposal seeks to retain in order to maintain the landscaped character of the site and the surrounding area.
- 1.4. This statement reviews all relevant planning policy to the Council's assessment which is contained within the National Planning Policy Framework (2024) and the Sussex District Plan (2018).
- 1.5. The application is accompanied by the following supportive reports:
 - Tree survey and arboricultural assessment – Chartwell Tree Consultants Ltd
 - Preliminary ecological appraisal and preliminary roost assessment – Arbtech
 - Bat emergence and re-entry survey – Arbtech

- 1.6. This statement sets out how the replacement dwelling design complies with the terms of all relevant planning policy and requests for full planning permission to be granted for the replacement dwelling which would be for the applicant and his family (self-build).

2. THE APPLICATION SITE AND SURROUNDING AREA

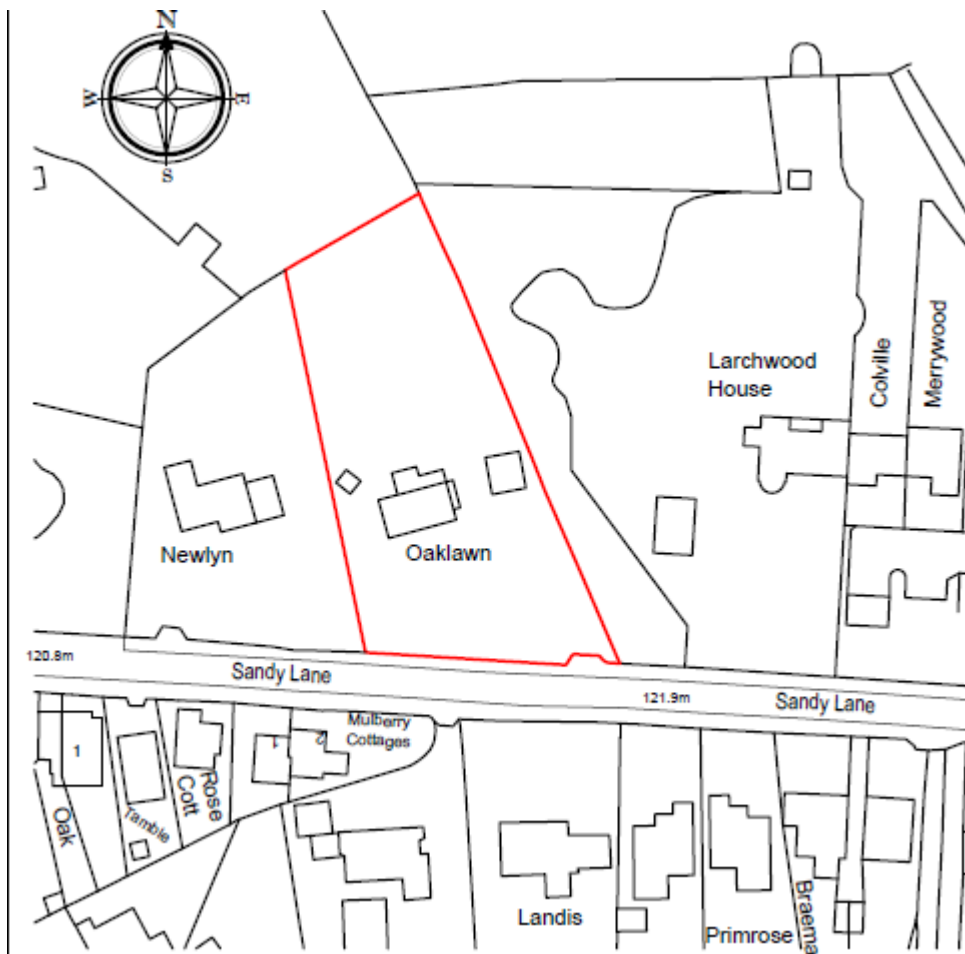
- 2.1. The application property comprises a four bedroom detached dwelling house of two-storey design with a hipped roof. It is positioned in a substantial plot measuring some 0.263 hectares with the property positioned on the northern side of Sandy Lane on the edge of Crawley Down.
- 2.2. The dwelling has been modestly extended in the past through the introduction of a single storey rear addition which contains the dining room and kitchen.
- 2.3. The house is also served by a detached double garage outbuilding of single storey design which is located to the east of the dwelling itself.
- 2.4. The boundaries of the plot are well screened from the surrounding area by mature landscaping and trees. The frontage of the site is well landscaped including several tree specimens. The driveway serving the house is located at the southeast corner of the plot onto Sandy Lane. There are also mature trees that run along the site's eastern and northern boundaries that have all been comprehensively surveyed in the accompanying arboricultural impact assessment provided by Chartwell Tree Consultants.



Aerial view application site (shown with marker) illustrating mature landscaping that surrounds the house

2.5. The site shares a western boundary with a detached dwelling known as Newlyn and a detached dwelling known as Larchwood House to the east. The Council will note from the site location plan that Larchwood House is positioned well away from its boundary with the application property.

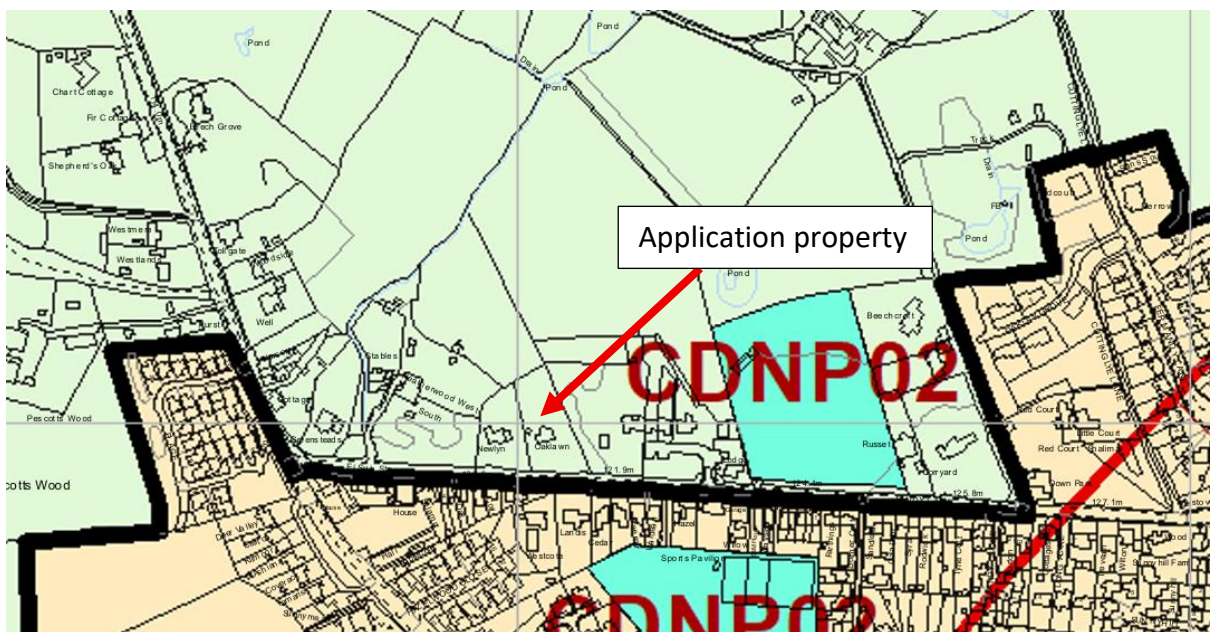
2.6.



Site location plan illustrating that both neighbouring houses are located away from their boundaries with Oaklawn

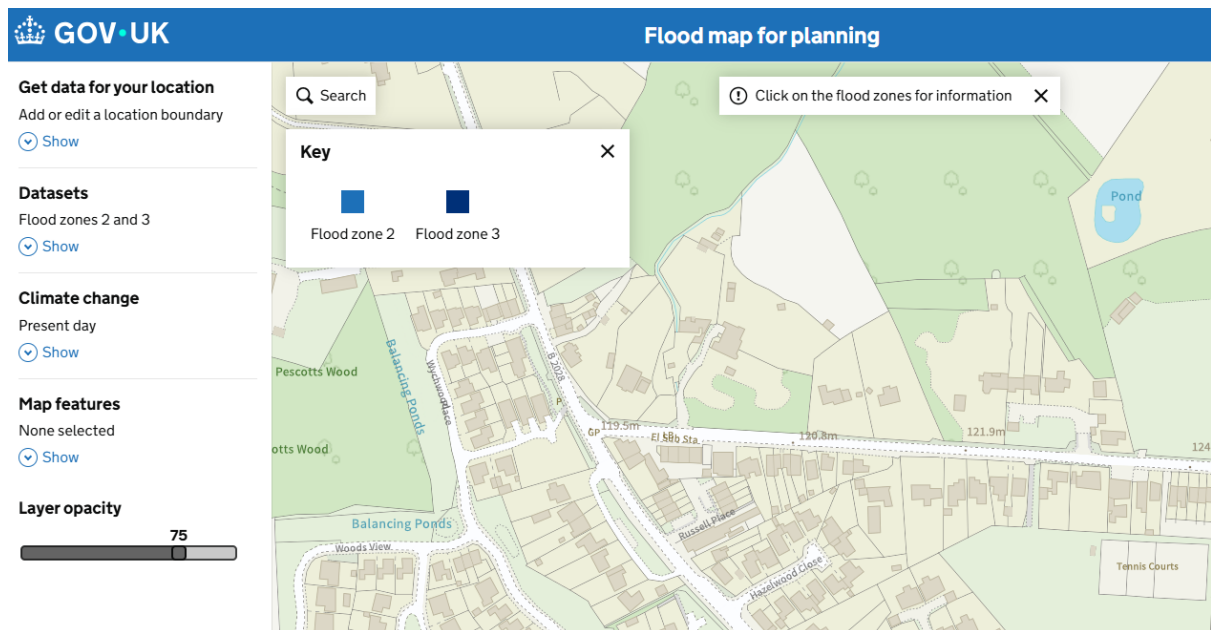
2.7. To the south, the site shares a boundary with the highway on Sandy Lane and on the southern side of Sandy Lane there are a number of residential properties built at a much higher density, which mainly consisting of two storey dwellings of detached and semi-detached design.

- 2.8. It is reasonable to describe the character and appearance of the surrounding area as wholly residential with it containing a mixture of dwelling types and architectural styles. The majority of surrounding homes are of two-storey design and there are many examples of detached dwellings of substantial proportions positioned along the northern side of Sandy Lane and on the eastern side of Turners Hill Road which is located to the northwest.
- 2.9. In terms of land allocations, the below extract taken from the adopted Mid Sussex Local Plan Proposals Map confirms that the application property is positioned within the confines of the countryside although the boundary of the settlement confines of Crawley Down is positioned immediately to the south of the application site on the opposite side of Sandy Lane giving the road a part suburban, part semi-rural character.

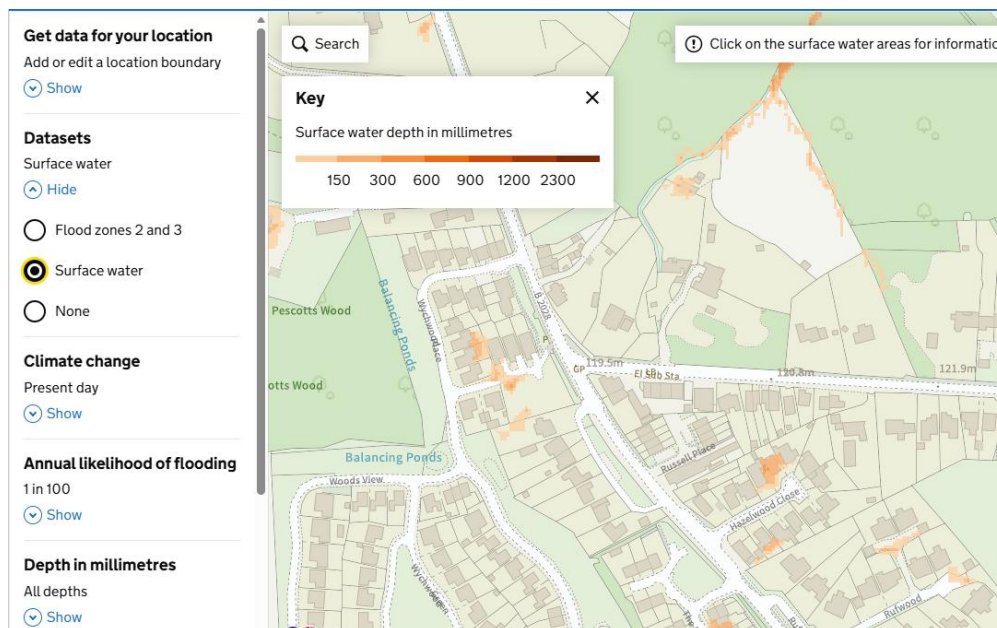


Local plan map extract confirming site's location within the countryside and directly adjacent to the settlement boundary of Crawley Down (to the south on the opposite side of Sandy Lane)

2.10. The environment agency flood risk map confirms that the site is not within an area of flood risk from either rivers or the sea, nor is it at risk from surface water flooding as detailed below:



Flood risk map confirming the site is not as risk of flooding from the rivers or sea



Flood risk map confirming site not as risk of surface water flooding

3. THE PROPOSAL

- 3.1. This application seeks full planning permission for the demolition of the existing two-storey detached dwelling of four bedroom design along with the existing detached double garage on the site (to the east of the house) and for this to be replaced with a new detached two-storey dwelling with accommodation within the roof space and an integral double garage.
- 3.2. The architectural plans provided by 'Design and Planning' demonstrate that the replacement dwelling is of a high-quality traditional design incorporating a variety of materials including red clay stock bricks and portman stone detailing, a natural finish oak timber door and render Tudor panels with hardwood surround on the front gable features.
- 3.3. The ground floor layout shows the provision of a lounge, home gym, study, cinema room, open plan kitchen and dining area, boot room, utility room and double garage.
- 3.4. At first floor level, four double bedrooms with ensuite bathrooms and dressing rooms would be provided along with two additional bedrooms and a bathroom within the loft space.
- 3.5. The dwelling would be sited in the approximate location of the existing dwelling and garage to be removed and is to be set back from the street scene in a similar manner to the existing house and the adjacent dwelling to the west at Newlyn.
- 3.6. The proposed siting of the dwelling fully considers the existence of important boundary landscaping and trees as documented in the accompanying arboricultural impact assessment and tree survey.

- 3.7. The dwelling would be a self-build for the applicant and his family and therefore the application would be exempt from biodiversity net gain legislation and the Council's CIL tax.
- 3.8. The dwelling would be served by the existing vehicular access on to Sandy Lane and the architectural plans provided demonstrate that appropriate access would be available for an emergency vehicle.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

- 4.1. Relevant planning policy to the Council's assessment of this application is contained within the National Planning Policy Framework (2024) and the Mid Sussex District Plan (2018). The replacement dwelling design also considers the Mid Sussex Design Guide SPD (2020).

National Planning Policy Framework (2024)

- 4.2. Section 11 of the framework concerns the effective use of land stating that planning policies and decisions should promote the effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.3. Section 12 focuses on achieving well designed places and encourages new development to utilise a high quality of architecture that has regard to the character and appearance of its surroundings balancing optimising the potential of the site to accommodate and sustain development as proposed whilst creating a strong sense of place.
- 4.4. Paragraph 136 acknowledges that trees make an important contribution to the character and quality of the environment and encourages measures to be adopted to ensure tree retention and landscape enhancement.

Mid Sussex District Plan (2018)

- 4.5. Policy DP12 of the plan concerns the protection and enhancement of the countryside and specifies that development will be permitted in the countryside, defined as the area outside of built up area boundaries on the policies map, on the proviso that it maintains,

or where possible, enhances the quality of the rural and landscaped character of the district and is supported by a specific policy referenced elsewhere within the plan.

4.6. Policy DP15 concerns new homes in the countryside and confirms that replacing dwellings within the countryside will be permitted where:

- The residential use has not been abandoned
- Highway, access and parking requirements can be met
- The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape especially if a significant change in scale from the existing dwelling is proposed

4.7. Policy DP1 concerns transport and seeks for all new development to be designed to adoptable standards providing adequate car parking and access for its intended use whilst protecting road and pedestrian safety.

4.8. Policy DP26 concerns character and design and seeks for all new development to be of a high architectural quality and layout including appropriate landscaping and green space. New development is expected to protect open spaces, trees, and gardens that contribute to the character of the area along with protecting valued townscapes and the separate identity and character of towns and villages.

4.9. The policy also asserts that development must not cause harm to the amenities of neighbouring properties and should incorporate well integrated parking that does not dominate the street environment. In addition, the policy encourages sustainability considerations to be addressed in the layout and building design. Furthermore, the policy encourages the optimisation of the potential of the site to accommodate the development as proposed.

4.10. Policy DP7 sets out the Council's space standards in accordance with the local planning authority's SPD relating to dwelling space standards which was adopted in March 2009.

The space standards are consistent with the nationally described space standards which are exceeded by the replacement dwelling design that is proposed along with its individual room sizes.

- 4.11. Policy DP37 concerns trees, woodland and hedgerows and states that these should be protected and enhanced ensuring development incorporates existing important trees and hedgerows into the design of new development. The policy also seeks for applications to demonstrate how trees would be protected during any construction work preventing damage to root systems.
- 4.12. Policy DP38 concerns biodiversity and specifies that this will be protected and enhanced by requiring demonstration that no harm to protected species would be caused. It also encourages development to take opportunities to improve, enhance, manage and restore biodiversity and green infrastructure.
- 4.13. Policy DP39 concerns sustainable design and construction and seeks for all development proposals to improve the sustainability of development and should where appropriate and feasible according to the type and size of the development and location incorporate the following measures:
- Minimise energy use through the design and layout of the scheme
 - Explore opportunities for efficient energy supply
 - Use a renewable sources of energy
 - Maximise efficient use of resources
 - Limit water use
 - Demonstrate how the risk associated with future climate change has been planned

Mid Sussex Design Guide SPD (2020)

- 4.14. The design guidance encourages applicants to identify the character of the place in which development is proposed including landscaping and biodiversity quality along with the character of its surroundings.
- 4.15. The design of the replacement dwelling herewith submitted considers Section 2 of the design guidance considering the wider setting of the site, the settlement structure, and the landscaped character of the plot and its surrounding and the built character of this part of Crawley Down.
- 4.16. Section 8 of the guidance concerns residential amenity asserting that all new dwellings should be afforded an appropriate level of private external amenity space along with appropriate daylight and sunlight. The guidance also sets out how design must be prepared in order to preserve the privacy and amenities of neighbouring properties.

5. PLANNING ASSESSMENT AND CONCLUSIONS

5.1. Taking into consideration the site, its location, and the relevant planning policies as referenced above, the main issues to be considered in the Council's assessment of this application are as follows:

- Principle of a replacement dwelling
- Architectural design and character of the area
- Neighbouring amenity
- Trees and landscaping
- Sustainability
- Highway access and parking

Principle of a replacement dwelling

- 5.2. The site's location within the countryside is acknowledged along with the relevance of Policies DP12 and DP15 of the adopted district plan.
- 5.3. Policy DP12 accepts that development will be permitted in the countryside provided it maintains or where possible enhances the quality and landscaped character of the district and this is to be read in conjunction with Policy DP15 which accepts that replacement dwellings in the countryside are acceptable in principle.
- 5.4. In accordance with the terms of Policy DP15, the Council will note that the existing detached dwelling of two-storey design is in residential use, has not been abandoned, and that the existing house is served by a vehicular access on to the highway and an appropriate level of parking provision.

- 5.5. It is acknowledged that the replacement dwelling would be larger than the existing detached two-storey house and double garage to be removed, although the proposed house is to be broadly located in the same position as the existing dwelling to be demolished. To preserve the quality of the surrounding landscape, the location of the proposed dwelling has been designed to ensure that all important trees can be retained along the site's front boundary, flank and rear boundaries. This also includes a mature hedgerow which runs along the site's western boundary.
- 5.6. The accompanying tree survey and arboricultural impact assessment confirms that only one tree would need to be removed to accommodate the new dwelling which comprises a category C tree, along with two shrub groups. Therefore only 2% of the existing tree stock on the site would need to be removed to enable the replacement dwelling to be accommodated.
- 5.7. The retention and, where necessary, enhancement of existing landscaping on the site would preserve the character and appearance of the countryside in this location and justifies the size of the replacement dwelling which is proposed. The proposed house would not appear prominent within the landscape taking into consideration the retention of existing trees and landscaping.
- 5.8. The Council will note that the replacement dwelling design is of a high architectural quality and of a traditional design befitting the site and residential character of the northern side of Sandy Lane.
- 5.9. Taking these factors into account, the application complies with the terms of Policies DP12 and DP15 of the Mid Sussex District Plan and the principle of the replacement dwelling is acceptable.

Architectural design and character of the area

- 5.10. The Council will note that the architectural design of the replacement dwelling is of a high quality utilising a variety of traditional materials. Furthermore, the replacement dwelling design would involve the efficient redevelopment of the site in accordance with the thrust of the NPPF and the local plan.
- 5.11. In light of the retention of all important boundary landscaping including that along the site's frontage with Sandy Lane, the replacement dwelling would not appear overbearing from the street scene, nor would it appear out of keeping with the varied architectural character of this part of Crawley Down.
- 5.12. The dwelling would be set back from the street scene as per the existing house and would sit comfortably with the established building line of properties on the northern side of the road.
- 5.13. Considering the varied architectural character of residential properties along Sandy Lane, there can be no objection in principle to the high-quality architectural design that has been employed.

Neighbouring amenity

- 5.14. The proposed dwelling would be located within a plot of substantial proportions set way from neighbouring homes.
- 5.15. The design of the replacement dwelling has been prepared ensuring that no habitable windows are located within the flank walls of the proposed house that would overlook either neighbouring property. Furthermore, the dwelling would be sited in the location of

the existing house and would not project unacceptably beyond the building line of either neighbouring home.

- 5.16. In addition, the Council will note that the dwelling at Newlyn is set well away from its boundary with Oak Lawn and the adjacent property to the east known as Larchwood House is set well away from its boundary with the application site.
- 5.17. The replacement dwelling would not therefore cause unacceptable harm to the residential amenities of either neighbouring property.
- 5.18. The proposed house is also set well back from the street scene ensuring that no unacceptable overlooking towards properties on the southern side of Sandy Lane would be caused.

Trees and landscaping

- 5.19. In accordance with Policy DP37, this application is accompanied by a comprehensive tree survey and arboricultural impact assessment.
- 5.20. This confirms that only one existing category c tree would need to be removed to enable the development to be accommodated which amounts to 2% of the stock of trees on the site.
- 5.21. The arboricultural impact assessment confirms that all remaining trees would be preserved and protected during any construction works in order to retain the landscaped character of the site and the semi-rural setting of the northern side of Sandy Lane.

Ecology and biodiversity

- 5.22. In accordance with district plan Policy DP38 this application is accompanied by both a preliminary ecological appraisal and preliminary roost assessment and a subsequent bat emergence and re-entry survey.

- 5.23. These reports confirm that no harm to any protected species would be caused by the development as proposed.
- 5.24. With this application being for a replacement dwelling for the applicant and his family, it comprises a self-build proposal that is exempt from biodiversity net gain legislation.
- 5.25. The dwelling has been designed to the specification requirements of the applicant who is the owner of Oak Lawn. It would also be constructed in accordance with their requirements.
- 5.26. It is therefore reasonable to conclude the justification of the application as self-build has been demonstrated and therefore the proposal is exempt from biodiversity net gain legislation.

Sustainable design

- 5.27. The proposed architectural plans confirm that the design incorporates the provision of solar panelling on the roof space of the proposed house. In addition, with this application being for a replacement dwelling it will need to comply with modern building regulation standards enhancing the sustainable credentials of the property when compared to the existing house to be removed.
- 5.28. If further detail regarding the sustainable credentials of the proposed design is required these could adequately be secured via a suitable planning condition.

Highway Access & Parking

- 5.29. The proposed house would be served by the existing vehicular access onto Sandy Lane with the architectural plans provided demonstrating that appropriate access into the property would be available for a fire appliance/emergency vehicles.

- 5.30. The proposed site layout details that on-site parking would be available for at least 4 cars (as existing) along with sufficient space for vehicles to manoeuvre on site and exit onto the highway in a forward gear. The application is therefore acceptable in these regards and would not prejudice highway or pedestrian safety.
- 5.31. Taking these factors into account, the application complies with the terms of all relevant planning policy, and it is therefore requested for full planning permission to be granted.