

Planning Application DM/26/1418

Clarification Letter

Prepared for

1 Prestons Cottages, The Green, Slaugham, RH17 6AQ

Date

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1. Introduction

This statement has been prepared to provide additional clarification following the receipt of third-party representations in relation to Planning Application DM/26/1418.

The purpose of this document is not to repeat information already submitted, but to provide further clarification on matters raised during the consultation process, including the relationship of the proposal to the neighbouring Grade II Listed Building, the scale and siting of the annexe, residential amenity considerations and the ancillary nature of the proposed accommodation.

2. Heritage Assets, Conservation Area and Setting of the Listed Building

The application site lies within the Slaugham Conservation Area and the High Weald National Landscape. The neighbouring property, Kent House, is a Grade II Listed Building.

The proposed annexe is not situated within the curtilage of Kent House and does not physically affect the listed building or its historic fabric.

It is also relevant that the proposed annexe would be positioned approximately 3 metres from the shared boundary with Kent House and considerably further from the listed building itself, with intervening fencing, landscaping and incidental structures further limiting any appreciable visual relationship between the proposed development and the heritage asset.

The proposal replaces an existing timber outbuilding that already occupies this part of the rear garden and therefore does not introduce built form into an entirely undeveloped or historically open area of land. The rear section of the site forms part of an established residential curtilage containing existing boundary treatments, ancillary structures and landscaping.

The proposed annexe would be positioned deep within the rear garden and enclosed by existing fencing, mature vegetation and neighbouring outbuildings, substantially limiting intervisibility between the proposed development and Kent House and reducing its visual relationship with the listed building and its garden setting.

Furthermore, the annexe has deliberately been positioned adjacent to the southern site boundary and offset away from the northern boundary shared with Kent House. The siting therefore maximises separation from the neighbouring listed building and further reduces its visual relationship with the heritage asset and its garden setting.

The proposed annexe would remain single storey in form, with an eaves height of approximately 2.43 metres and a ridge height of approximately 3.50 metres. The building also remains noticeably lower than the principal dwellings immediately surrounding the site and would not compete with, dominate or detract from the appreciation of the neighbouring listed building.

The design adopts a simple pitched roof form and restrained material palette inspired by traditional rural outbuildings commonly found within Sussex villages and countryside settings. The use of dark vertical timber cladding further reduces the building's visual prominence, allowing it to sit recessively within its landscaped surroundings.

Having regard to its contained siting, modest height, existing screening and subordinate scale, it is considered that the proposal would preserve the character and appearance of the Slaugham Conservation Area and would result in no harm to the significance or setting of the adjacent Grade II Listed Building.

Accordingly, having regard to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposal would preserve both the setting of the neighbouring listed building and the character and appearance of the Slaugham Conservation Area.

3. Scale and Overdevelopment

Representations suggest that the proposal constitutes overdevelopment and is substantially larger than the existing building.

The applicant acknowledges that the proposed annexe is larger than the existing timber outbuilding. However, the increase in size must be considered in its proper context.

The existing outbuilding measures approximately:

- 4.37 metres in length;
- 2.80 metres in width; and
- approximately 2.70 metres to ridge height.

The proposed annexe measures approximately:

- 8.00 metres in length;
- 3.30 metres in width;
- 2.43 metres eaves height; and
- 3.50 metres ridge height.

While the proposed building is larger than the structure it replaces, the site comprises a generous and elongated residential plot which comfortably accommodates the proposal whilst retaining substantial areas of private garden surrounding both the host dwelling and the annexe.

The annexe occupies only a relatively small proportion of the overall residential curtilage and remains clearly subordinate to the main dwellinghouse. The proposal therefore cannot

reasonably be regarded as cramped, overly intensive or incongruous within its established residential garden setting.

Furthermore, the proposal remains single storey and has been intentionally designed as an ancillary garden building rather than a visually dominant standalone structure.

It is therefore considered that the proposal does not constitute overdevelopment of the site.

4. Residential Amenity

The proposed annexe remains single storey in scale and is positioned within a generous rear garden setting. The building's modest height, contained siting and reasonable separation distances ensure that it would not appear unduly dominant or oppressive when viewed from neighbouring properties.

The annexe has been positioned toward the southern side of the plot and away from the shared northern boundary with Kent House. Together with the existing fencing, vegetation and separation distances, this siting assists in minimising any perception of overbearing impact or undue enclosure when viewed from neighbouring land.

Privacy and Overlooking

The proposal does not include any first-floor accommodation, balconies, roof terraces or elevated external areas. The opportunities for overlooking are therefore inherently limited.

The building remains contained within the established garden environment and benefits from existing boundary fencing and vegetation. The proposal is therefore not considered to result in an unacceptable loss of privacy or overlooking of neighbouring properties.

Noise and General Activity

The proposal is intended for ancillary family accommodation and not as a separate independent dwelling. As such, activity associated with the building would remain domestic in nature and comparable to that ordinarily associated with residential use of the main dwelling and its garden. The proposal is therefore not considered likely to result in an unacceptable increase in noise or disturbance to neighbouring occupiers.

Light Pollution

The submitted visualisations are intended solely to illustrate the architectural appearance and material palette of the proposed annexe and do not represent a detailed external lighting proposal. No fixed external lighting forms part of this application. Should the Local Planning Authority consider it necessary, the applicant would have no objection to a condition requiring the submission and approval of an external lighting scheme.

Change of Use Concerns

Representations regarding possible future occupation by unrelated parties are speculative and do not relate to the development currently proposed. The application seeks permission

solely for ancillary family accommodation associated with the main dwellinghouse. Any future proposal involving a materially different use would be subject to separate planning consideration and cannot reasonably be relied upon as a basis for refusing the present application.

5. Ancillary Nature of Proposal

The proposed accommodation has been intentionally designed and arranged as ancillary accommodation associated with the main dwellinghouse.

Internally, the building comprises:

- One bedroom;
- One shower room; and
- A modest living area.

No kitchen facilities are proposed and the accommodation remains limited in scale. The annexe would continue to rely upon the facilities and functional relationship of the main dwellinghouse and has not been designed to function as a self-contained independent residential unit.

The overall scale, siting and internal arrangement of the building have intentionally been kept modest to ensure that the structure remains clearly ancillary in nature and does not function as a separate independent dwelling.

6. Conclusion

The proposed development represents a carefully considered and modest form of ancillary residential accommodation within an established residential garden.

The proposal replaces an existing outbuilding already occupying this part of the site and has been designed to remain subordinate to the host dwelling and visually recessive within its surroundings.

The proposed annexe would preserve the character and appearance of the Slaugham Conservation Area, would preserve the significance and setting of the adjacent Grade II Listed Building., and would maintain an acceptable standard of residential amenity.

The proposal also represents a low-impact form of development by utilising screw pile foundations, thereby minimising excavation and physical disturbance within the site.

For the reasons set out above, it is respectfully considered that the proposal constitutes an appropriate form of development and planning permission is therefore requested.