



Planning, Design and Access Statement
Including the Drainage and Sustainability Statements

Land Adjacent to Loxley (Riverside), Bolney Chapel Road

REV A - April 2025

Demolition of existing detached dwelling and tennis court. Construction of replacement dwelling with lower ground floor to be concealed from Bolney Chapel Road. New access onto Bolney Chapel Road and new driveway with associated hard and soft landscaping works. Largely as approved under application DM/24/1727. Construction of single storey outbuildings at lower ground floor level, concealed from Bolney Chapel Road

at

Land Adjacent to Loxley (Riverside), Bolney Chapel Road

Planning Design and Access Statement

on Behalf of

Mr R. Carr -

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December 2024

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1. Introduction

- 1.1 This is a Planning Design and Access Statement prepared to accompany a Full Planning application for the demolition of existing detached building and tennis court with construction of a replacement detached dwelling with lower ground floor to be concealed from Bolney Chapel Road. New access onto Bolney Chapel Road and new driveway with associated hard and soft landscaping works at Riverside, Bolney Chapel Road.
- 1.2 This application follows approval of Full Planning Application DM/22/2381, Variation of Condition Application DM/24/1727, and Discharge of Condition Application DM/24/1728.
- 1.3 This Full Planning Application has been submitted following favourable Pre-App DM/24/2455. Please see Section 5 for further information.
- 1.4 The existing property is a 3 bedroom, single-storey detached dwelling as approved under DM/21/3351. The property is not listed, and the site is not within a Conservation Area, AONB, or National Park.
- 1.5 Planning approval has been granted for the neighbouring properties on the same site ensuring the principles of the proposed replacement dwelling is established. These are referenced in Section 5.
- 1.6 This application demonstrates the following:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council Local Plan and has already been approved under extant approvals DM/22/2381 and DM/24/1727.
 - b) The proposals are largely as approved previously, with the proposed revisions having no detriment to neighbouring properties, amenities, or the street scene.
 - c) Pre-App advice has been sought and was supportive of the application.
 - d) The proposed building sits within a generously proportioned plot, providing private amenity space that is appropriate with the size of the proposed dwelling
 - e) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties. The proposed dwelling has been designed to respect the spacing between the application property and its neighbour to the north of the site (Loxley House, formerly East Hookers)
 - f) This non detriment includes the additional increase in FFL/ ridge as a result of consultations with the Drainage Officer and the EA
 - g) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties;

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- h) The contemporary design of the proposed dwelling is of exceptional standard, whilst having traditional elements on the elevation that can be seen from Bolney Chapel Road;
 - i) The proposed dwelling has a sympathetic design approach by having split levels to reduce visual impact from Bolney Chapel Road;
 - j) The proposed hard and soft landscaping works, including works to the front boundary, will greatly enhance the appearance of the property and remain respectful of its rural setting.

2. Use

- 2.1 The proposal will retain and enhance the existing residential (C3) use of the property.

3. Amount

- 3.1 The proposals include:
 - a) Demolition of the existing detached dwelling and tennis court.
 - b) Construction of replacement dwelling with lower ground floor to be concealed from Bolney Chapel Road.
 - c) New access onto Bolney Chapel Road and new driveway with associated hard and soft landscaping works.
- 3.2 The above is as approved in Full Planning Application DM/22/2381.
- 3.3 The proposals also include:
 - a) Provision of a pool and pool plant room
 - b) Stepped retaining/ garden wall
- 3.4 The above is as approved in Variation of Condition Application DM/24/1727.
- 3.5 The revised proposals include:
 - a) Addition of single storey outbuildings to lower ground floor, in same architectural typology. These are entirely screened from Bolney Chapel Road.
 - b) Increased length of pool to that approved previously.
 - c) Addition of shed to north, sympathetically situated.
 - c) An increase in proposed levels to those approved under Discharge of Conditions Application DM/24/1728

4. Layout

- 4.1 The layout of the proposed replacement dwelling can be viewed on the accompanying plans. The dwelling is split between two levels, with the lower ground floor to be concealed from Bolney Chapel Road. The main entrance and the secondary entrance of the dwelling, from street level, leads to three well-proportioned bedrooms, along with five bathrooms (three en-suite), landing that will be utilised as office space, plant room, bin store and a garage for two cars.
- 4.2 The lower ground floor provides flowing, inter-connected living spaces that have direct access to the private garden area. The lower ground level also features two additional bedrooms with en-suites, Cinema, Utility Room, Plant Room, Pantry with Wine Room, and two WC's.
- 4.3 The outbuildings comprise interconnected spaces including a wellbeing centre with Gym, Sauna, Changing Rooms etc, an Office, and a Recording Studio.

5. Planning Statement / Scale

- 5.1 There are several planning policies relevant to this application, including:

- Twineham Neighbourhood Plan**

- KO1 – Design and Character
 - KO2 – Housing
 - KO3 – Employment
 - KO4 – Environment
 - KO5 – Rural Infrastructure
 - TNP1 – Delivery of Housing
 - TNP2 – Design
 - TNP4 – Landscape and Environment

- Mid Sussex District Plan 2014-2031**

- DP4 – Housing
 - DP12 – Protection and Enhancement of Countryside
 - DP13 – Preventing Coalescence
 - DP15 – New Homes in the Countryside
 - DP21 – Transport
 - DP26 – Character and Design
 - DP27 – Dwelling Space Standards
 - DP37 – Trees, Woodland and Hedgerows
 - DP39 – Sustainable Design and Construction
 - DP41 – Flood Risks and Drainage

5.2 **Planning History and Principles**

The neighbouring properties on the same site have been the subject of recent planning approvals for demolition of existing dwelling and construction of replacement detached dwelling:

DM/22/1264- Loxley, Bolney Chapel Road, Twineham, Haywards Heath, West Sussex RH17 5NN - Demolition of existing 4 bedroom, two-storey detached dwelling and self-contained 1 bedroom flat (C3 use class). Construction of a replacement two-storey detached six-bedroom dwelling in the same location. Extension and conversion of existing single-storey 1 bedroom cottage in garden to form a new self-contained 3 bedroom single-storey dwelling. Associated hard and soft landscaping works.

The principle of planning has already been established under extant approvals DM/22/2381 and DM/24/1727.

5.1 **Pre-App Advice**

Pre-App advice was obtained under application reference DM/24/2455 in relation to the proposed revisions, and it was hoped these could be addressed under a further Variation of Condition. The advice obtained is as follows:

Thank you for the additional drawing putting the proposal into context with the scheme approved under DM/22/2381.

As discussed, I would recommend that you submit a full application for the proposed changes. This is because the works are not substantially complete for DM/22/2381 and the description of the original approved scheme would be different, it would not be merely changing the existing approved development but creating further development and changing the overall proposal.

The principle is considered to be acceptable given that permission has already been granted for the house under DM/22/2381, so the planning issues would be in relation to the proposed additional extension and impact on the visual amenity of the countryside and amenities for the occupants of nearby residents. I don't anticipate this to be contentious though given that the extension would be to the rear and sunk into the ground.

As advised, your new application should also include sections and address drainage.

As a result of the above, a full application has been submitted including the additional information requested RE sections.

5.2 **Setting**

The dwelling, Riverside sits towards the south of the plot, closest to the demolished tennis court. The existing building to be demolished sits slightly north from the dwelling and the detached building under planning approval under reference DM/22/1264, sits further north of the site.

5.3 **Scale**

Riverside demonstrates a sensitive approach to design by respecting the setting of the site and the neighbouring properties. It is evident the dwelling is larger than the existing dwelling, but the design of proposed dwelling is sympathetic as it would appear single storey when viewed from Bolney Chapel Road. The proposed dwelling is respectful of the street scene as the front façade retains its traditional appearance, respecting the character of its surrounding area. The proposal retains substantial spacing from the proposed dwelling to the boundary.

The building massing remains entirely the same. The visual impact of the increase in ridge height compared to that previously approved under Variation of Condition application DM/24/1727, as well as initially approved under DM/22/2381, we would suggest is also entirely the same. This is by virtue of the visible extents of the property and that the increase in ridge height from a survey datum perspective would be arbitrary, with no visual datums to be able to perceive this increase.

5.4 **Neighbour Amenity**

With reference to planning policy DP26, the proposed replacement dwelling will not have any detrimental impact upon the neighbouring properties, due to its rural nature and the proposal, being similar in scale to the approval under reference, DM/22/1264. Existing vegetation and mature trees create natural screening on the site as well create optimum privacy for all properties.

5.5 **Design**

With reference to the Neighbourhood Plan policy KO1, Design and Character, the proposed dwelling is able to demonstrate an extremely high standard of design quality. The use of traditional materials viewed from the frontage is considered to be the correct design approach, enabling the dwelling to be sympathetic to its rural setting.

5.6 The proposals are therefore able to demonstrate compliance with the relevant Mid Sussex District Council planning policies and the relevant policies within the NPPF.

6. Landscaping

- 6.1 The proposals will involve hard and soft landscaping to the immediate area around the proposed replacement dwelling and outbuildings.

The design for the landscaping has been undertaken by a Specialist Consultant, PJC, and a full design has been submitted with the application (PJC.1177.101 Rev F). The design in principle is as approved previously, most recently under VoC approval DM/24/1727, and has been amended only to coincide with the proposed revisions.

7. Drainage Statement

- 7.1 The existing dwellings on site are currently served by their own separate private sewage treatment facilities. This is proposed to be replaced with a modern, compliant sewage treatment plant, appropriately sized.
- 7.2 The proposed surface water drainage system comprises of an attenuation tank with flow control device to limit rate of discharge into the river.
- 7.3 The design for the foul and surface water drainage has been undertaken by a Specialist Consultant, Creative Structures, and a full design has been submitted with the application. The design in principle is as approved previously, most recently under VoC approval DM/24/1727, and has been amended to reflect the revised proposals as well as the revised levels as a result of consultation with the Drainage Officer and the EA.

8. Appearance

- 8.1 The current appearance of this building can be reviewed from the plans and elevations supplied with this application.
- 8.2 With reference to planning policy DP26, the proposed replacement dwelling, by virtue of their scale and detailing, are able to demonstrate an extremely high standard of design quality. The use of traditional materials and detailing is considered to be the correct design approach on the front facade, enabling to blend with the rural setting.
- 8.3 The proposed ground floor level, including the front elevation, will adopt a traditional, rural vernacular with plinth walls finished in facing bricks, walls finished with feather timbering cladding, finished in black, and roof finished in handmade clay tiles.
- 8.4 The lower ground floor level, not seen from Bolney Chapel Road has been designed in a crisp, contemporary manner with full height glazing, parapet flat roof with powder coated aluminium capping.

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- 8.5 The proposed materials are as approved under DM/24/1728, and a material schedule can be found in Appendix A.
- 8.6 The proposed replacement dwelling will not have any detrimental impact upon the amenity of the neighbouring properties.

9. Access

- 9.1 The proposed dwelling, Riverside will be accessed via a new entrance and new gate from Bolney Chapel Road
- 9.2 The dwelling has one main entrance and one secondary entrance that is access via its openings on the front elevation. There is also an entrance to the house from the garage.
- 9.3 The proposed sliding/folding doors of the open plan living spaces on the lower ground level will facilitate access to the rear garden. There is also a side entrance to the rear garden from the front of the house by an external staircase.

10. Sustainability

- 10.1 The proposed dwelling, Riverside has been designed with sustainability in mind which includes the following features:
- a) Provision of renewables including Air Source Heat Pump (ASHP), Photovoltaic Panels (PV), and Mechanical Ventilation and Heat Recovery (MVHR).
 - b) Large areas of glazing to the rear elevation to take maximum advantage of solar gain from and provide natural light, thus helping to reduce heating demand in the winter months.
 - c) It is proposed to install high-quality, energy-efficient windows, in the style indicted on the elevation drawings. This will provide excellent thermal and sound insulation.
 - d) The building fabric will have an insulative values exceeding those required to comply with the current Building Regulations.
 - e) The new WCs will incorporate low-flush cisterns, and aerated taps will be fitted to the sinks and wash hand basins, all with the aim being to reduce water consumption.
 - f) Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase where possible.

11. Conclusion

- 11.1 These proposals are of sensitive design that will greatly enhance the existing dwelling and its garden. To summarise:
- a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council Local Plan and has already been approved under extant approvals DM/22/2381 and DM/24/1727.
 - b) The proposals are largely as approved previously, with the proposed revisions having no detriment to neighbouring properties, amenities, or the street scene.
 - c) Pre-App advice has been sought and was supportive of the application.
 - d) The proposed building sits within a generously proportioned plot, providing private amenity space that is appropriate with the size of the proposed dwelling
 - e) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties. The proposed dwelling has been designed to respect the spacing between the application property and its neighbour to the north of the site (Loxley House, formerly East Hookers)
 - f) This non detriment includes the additional increase in FFL/ ridge as a result of consultations with the Drainage Officer and the EA
 - g) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties;
 - h) The contemporary design of the proposed dwelling is of exceptional standard, whilst having traditional elements on the elevation that can be seen from Bolney Chapel Road;
 - i) The proposed dwelling has a sympathetic design approach by having split levels to reduce visual impact from Bolney Chapel Road;
 - j) The proposed hard and soft landscaping works, including works to the front boundary, will greatly enhance the appearance of the property and remain respectful of its rural setting.

Therefore, for the reasons stated above, the proposals comply with the relevant policies of the MSDC and the NPPF.

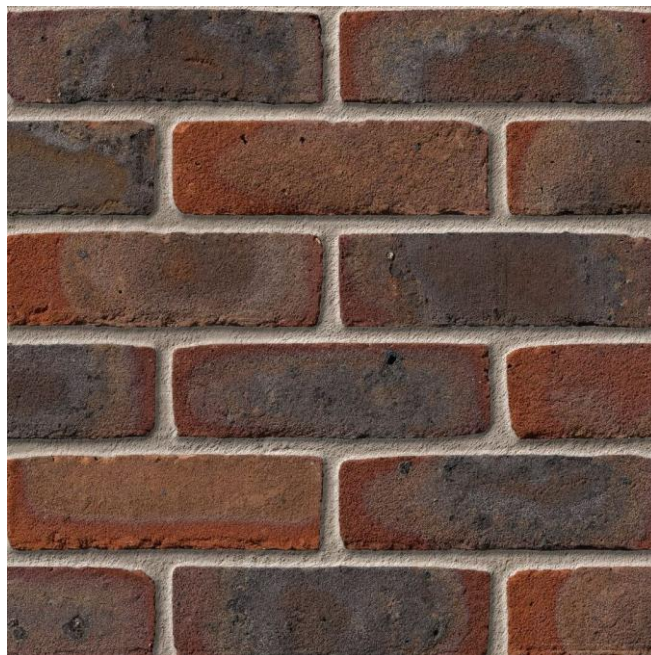
12. Appendix A – Condition Information

- 12.1 As part of this Full Planning Application, complete supporting documentation has been provided to address the conditions applied to Full Planning Application DM/22/238 which were previously discharged under Discharge of Condition Application DM/24/1728.
- 12.2 The supporting information has been updated, where required, and it would be our intention to avoid any dischargeable conditions being applied to the revised approval, addressing these within the planning submission itself.
- 12.3 The below headings reference the condition number as per DM/22/238, and either provide the information, or indicate clearly where this can be found within the submission.

Cond. 3 - Materials

- 12.4 The following materials are proposed to be used in the formation of the new house and attached garage and are as approved previously under DM/24/1728.

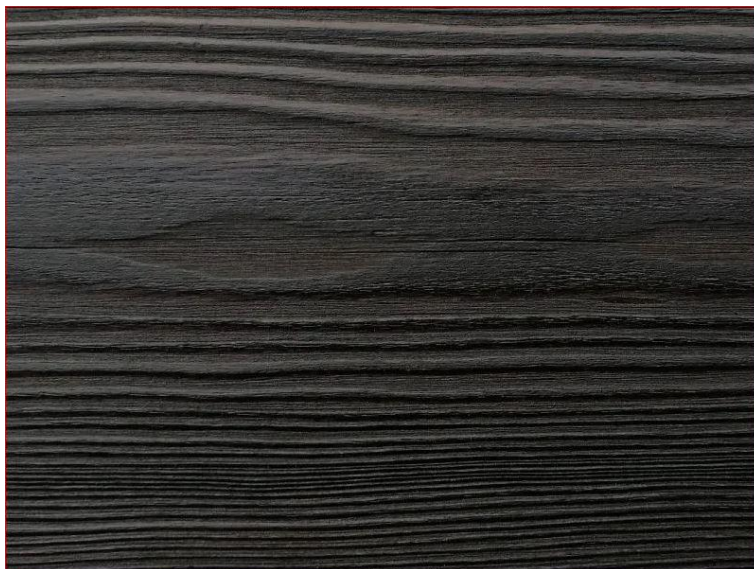
- Facing Bricks – Ibstock Chailey Medium Multi:
<https://brickwholesale.co.uk/ibstock-chailey-medium-multi-stock-facing-brick-pack/>



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- Tiles – Wienerberger - Goxhill Dark Chestnut Handmade Clay Tiles:
<https://www.wienerberger.co.uk/product-range/roof/goxhill-dark-chestnut.html>



- Timber Weatherboarding – Permachar Charred Larch Timber in Raven finish: <https://permachar.co.uk/product/charred-timber-cladding-raven/>



Cond. 4 – Foul and Surface Water Drainage

- 12.5 The design for the foul and surface water drainage has been undertaken by a Specialist Consultant, Creative Structures, and a full design has been submitted with the application. The design in principle is as approved previously, most recently under VoC approval DM/24/1727, and has been amended only to coincide with the proposed revisions.
- 12.6 Please see 23_040 - DRAINAGE INFORMATION FOR DOC_P8_28.03.2025_600 for complete information.

Cond. 8 – Landscaping

- 12.7 The design for the landscaping has been undertaken by a Specialist Consultant, PJC, and a full design has been submitted with the application. The design in principle is as approved previously, most recently under VoC approval DM/24/1727, and has been amended only to coincide with the proposed revisions.
- 12.8 Please see drawing PJC.1177.101 Rev F Proposed Landscape Plan for complete information.

Cond. 10 – Site Levels

- 12.9 Please see drawings as follow:

016 10 20 East Hookers - Topographical Survey
PL.203 - Site Plan - As Proposed
PL.204 - Lower Ground Floor Plan - As Proposed
PL.205 - Ground Floor Plan - As Proposed
PJC.1177.101 Rev F Proposed Landscape Plan

Cond. 12 - Construction Details

- 12.10 The construction detailed drawings are as approved under DM/24/1728.
- 12.11 Please see drawings/ documents as follow for complete information:
- DOC.11 - Section Detail - Typical Pitched Roof Eaves Detail
DOC.12 - Section Detail - Typical Pitched Roof Eaves Detail Through Inset Window or Door
DOC.13 - Section Detail - Typical Pitched Roof Eaves Detail Flat Roof
Invisio Product Data Sheet June 2022 + Minimal Windows Sliding Door Product Data Sheet - IQ Glass (Available here due to file size <https://we.tl/t-Vuv5Fm1d4C>)