



N E I L P I K E
A R C H I T E C T S

SUPPORTING STATEMENT

RESERVED MATTERS APPLICATION
ERECTION OF TWO PROPOSED DWELLINGS
WOODSIDE GRANGE, HASOCKS, BN6 8EX

JULY 2025

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1. INTRODUCTION

This statement supports the documents submitted as part of a Reserved Matters application seeking approval for the detailed Appearance and Landscaping elements relating to the previously approved outline planning permission for two detached dwellings, under Application DM/23/2687.

The purpose of this statement is to outline the design rationale, site context, and overall approach taken to ensure the appearance of the proposed dwellings are appropriate and sensitive to their setting.

The site and its surrounding context present an opportunity to deliver a bespoke, design-led scheme that reflects the character of the local area whilst introducing a modern and distinctive architectural proposal that enhances the visual identity of the street scene and contributes positively to the area's ongoing evolution.

Our intention is to develop two dwellings that are similar in scale and proportion, ensuring a balanced and coherent form of development. In particular, we are exploring varied façade treatments using a combination of high-quality materials such as natural stone surrounds, locally sourced facing brick and render. Further information in this respect is included with the submitted drawings for this application.

The proposal will be consistent with relevant local planning policies and design guidance. Furthermore, the development will take into account the findings and recommendations contained within the approved surveys and reports, previously undertaken in connection with the outline planning consent.

2. SITE CONTENT AND PLANNING BACKGROUND

The site is located on land adjacent to Woodside Grange, Hassocks, BN6 8EX and currently comprises of open land, a pond and various trees and overgrown shrubbery. The existing site characteristics have been addressed under the previously approved outline application, confirming the acceptability of the principle of residential development.

Immediately adjacent to this site lies, to one side the existing dwelling known as Woodside Grange and on the other side a currently undeveloped site, which benefits from a separate planning consent for the erection of a 5-bedroom single storey dwelling (App Ref: DM/23/2688). Within this application, documentation was approved to include site access arrangements and it is proposed for this access to serve the two proposed dwellings to which this Application relates. Furthermore, the outline approval relevant to this Application also included access arrangements.

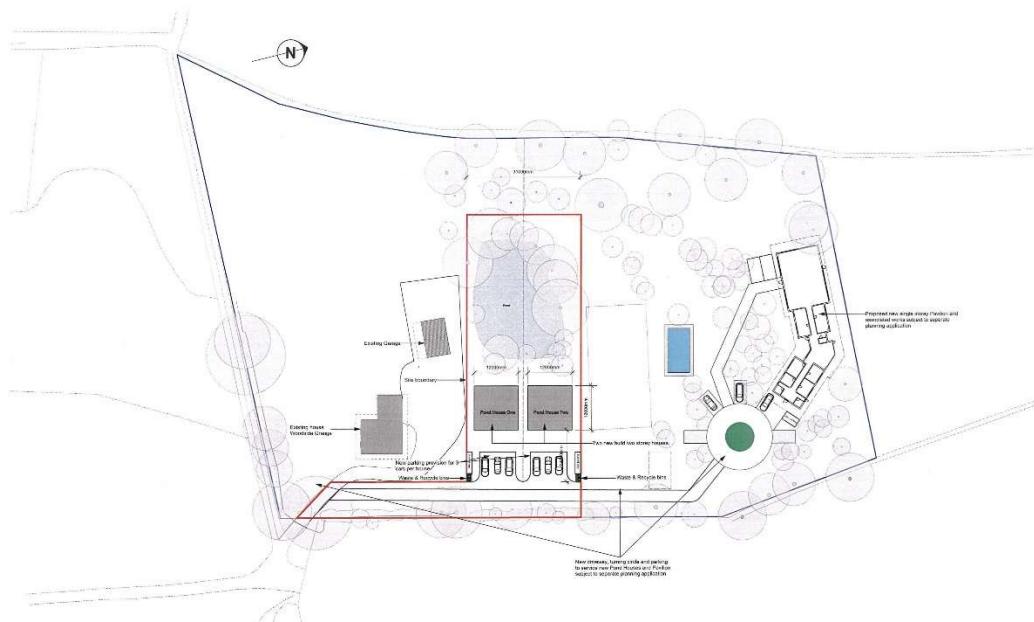


Figure 1 - Approved Site Layout (inc. adjacent existing & proposed development)

3. DESIGN JUSTIFICATION

3.1 Design Concept

The proposal seeks to deliver two detached dwellings that respond to the local vernacular while providing high-quality, sustainable homes. The design is informed by:

- The character and appearance of adjacent residential properties.
- The need to avoid overdevelopment and ensure spacious, well-proportioned plots.
- The desire to maintain a positive relationship with the street scene and surrounding properties.
- Feedback previously received from the Local Authority at outline stage.
- The aspirations and objectives of the Applicant.
- Feedback previously received from the Local Authority at Pre-App Enquiry stage.

The proposed dwellings are of a modest scale, utilising the roof space to provide sufficient living accommodation reflective of this house type and embodying the applicant's aspiration to deliver an affluent, bespoke residential development. Each unit will have adequate parking, front gardens, private amenity space and maintain appropriate separation distances to ensure privacy and light.

3.2 Architectural Appearance

The intention is to develop a design solution that blends traditional form with contemporary detailing. The dwellings are proposed to use materials sympathetic to the local palette and examples of these have been included within this submission.

The suggested design features and materials have been carefully selected to enhance the visual quality and coherence of the development, ensuring it sits comfortably within its surroundings whilst offering distinctive, high-end character. Their use contributes to the long-term durability, sustainability and aesthetic value of the scheme, reinforcing its identity as a thoughtfully designed, bespoke residential environment. This has been further reinforced by the open frontage to the street scene, complemented by well-maintained lawns and suitable hardstanding, offering a balanced blend of soft and hard landscaping that enhances the sense of arrival and lends the development a clear sense of prominence and affluence.

The design team has expressed a preference for a gable-ended pitched roof form for each of the proposed dwellings, providing a traditional and cohesive roofline that complements the wider surrounding built character. In addition, dormer constructions are proposed to both the front and rear elevations, helping to maximise usable internal space within the roof while maintaining a balanced and well-proportioned external appearance.

This offers clear advantages in terms of sustainability, energy efficiency and the creation of comfortable, usable living space. Qualities that are central to the identity and intention of this house type.

4. LANDSCAPING

The landscape proposals for the development have been carefully considered to ensure a balanced and attractive setting for the two new dwellings, while also respecting the existing site features and enhancing overall biodiversity. The design incorporates a mix of soft and hard landscaping treatments, creating functional, welcoming and visually appealing external spaces that complement the architectural design.

Areas of hard standing have been limited to essential access and parking spaces to the front of each property, with materials selected to harmonise with the overall scheme and reduce visual impact. Permeable paving solutions are proposed where appropriate to support sustainable drainage and minimise surface water run-off. To the rear, again areas of hard and soft landscaped areas are provided for both dwellings, offering generous private amenity space and further opportunities for planting and habitat creation.

A key feature of the landscape approach is the retention of several mature trees, particularly towards the rear boundary of the site. These trees contribute to the character of the area, provide natural screening and form part of a wider commitment to preserving the site's green infrastructure. Their retention has shaped the layout and planting strategy, ensuring they remain a valuable part of the landscape setting.

Further details of the proposed planting scheme, including specific species, sizes and planting densities, are contained within the accompanying detailed Landscaping Plan. The plan includes a range of native and ornamental species selected for their seasonal interest, ecological value and suitability to the local environment. Together, these measures ensure that the landscaping proposals provide not only aesthetic and functional benefits, but also long-term environmental resilience.

5. CONCLUSION

In conclusion, this Reserved Matters application sets out the proposed details relating to the appearance and landscaping of two detached dwellings, following the grant of outline planning permission. The design has been carefully developed to respond positively to the site context, with a focus on creating two attractive, high-quality homes that contribute to the character and quality of the local area.

The proposed architectural appearance incorporates traditional elements such as gable-ended pitched roofs and appropriately scaled dormers to both front and rear elevations. These design choices provide visual interest and continuity with surrounding properties, while offering well-proportioned internal spaces that meet modern living standards. The materials and finishes have been selected to ensure a sympathetic and enduring presence within the streetscape.

The landscaping strategy complements the architectural design through the use of native and ornamental planting, new boundary treatments and considered hard surfacing, all of which work together to create an attractive and well-integrated setting for the new dwellings. The proposals promote biodiversity, soften the visual impact of built form, and support a sense of place and privacy for future residents.

Overall, the scheme represents a well-considered and contextually appropriate development that fully addresses the requirements of the reserved matters relating to appearance and landscaping. It is respectfully submitted that the application should be approved accordingly.