

PLANNING STATEMENT

For proposed works

to

Crabtree
Copyhold Lane
Cuckfield
Haywards Heath
West Sussex
RH17 5ED



BY

MITCHELL EVANS LLP

On behalf of

Mr and Mrs Robertson

19th September 2022

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1.00 Introduction

- 1.01 Mitchell Evans has prepared this Planning Statement as supportive evidence for the House Holder Planning Application for the demolition of the existing detached garage and erection of new detached garage to Crabtree, Copyhold Lane, Cuckfield, Haywards Heath, West Sussex RH17 5ED, submitted to Mid Sussex District Council.
- 1.02 Our brief was to explore the options to relocate the existing building as its position is too close to the house, it is to be replaced with a new triple bay garage with accommodation over.
- 1.03 This document is to be read in conjunction with drawing numbers 22-1943-01, 02, 09, 10, 11 & 12.

2.00 Site Description and Context

- 2.01 The site is situated to the end of Copyhold Lane at the junction of the lane and a bridleway.

The property is a large detached 2 storey dwelling within large grounds accessed off the lane via two entrances, there is also a detached triple garage.

To the north-west of the site is hedging to the bridleway beyond, to the south-east of the site is the driveway with hedging with electric gates to the highway beyond, to the north-east of the site is the existing dwelling with the driveway with gates and hedging to the highway beyond and to the south-west of the site is the rear garden with hedging and rail fencing to fields beyond.

The property is characterised by a mix of facing brickwork and tile hanging with sections of mock tudor timber and render, the roof is covered in plain tiles.

- 2.02 The property sits to the immediate south and on the border of the Cuckfield Proposals Map and falls within the Ansty and Staplefield area.
- 2.03 The sites planning history is as follows:

EXTENSION TO EXISTING DWELLING.

Ref. No: CD/035/86 | Status: Refused

DEMOLITION OF EXISTING HOUSE AND ERECTION OF NEW THREE BEDROOMED HOUSE.

Ref. No: CD/069/87 | Status: Permission

ERECTION OF TWO STOREY REAR EXTENSION TO ENLARGE KITCHEN AND BEDROOM THREE.

Ref. No: CD/049/88 | Status: Permission

PROPOSED PART DEMOLITION OF ORIGINAL DWELLING RETAINING GROUND FLOOR AREA FOR NEW LEISURE ROOM.

Ref. No: CD/030/90 | Status: Refused

PROPOSED FORMATION OF STABLE AND TACKROOM ON SITE OF PART DEMOLISHED HOUSE AND REPOSITIONING EXISTING STABLE BUILDING TO FORM GARAGE AND GARDEN STORE.

Ref. No: CD/007/92 | Status: Withdrawn

PROPOSED FORMATION OF STABLE AND TACKROOM ON SITE OF PART DEMOLISHED HOUSE.

Ref. No: CD/018/92 | Status: Withdrawn

PROPOSED TWO STOREY EXTENSION TO NORTH ELEVATION, CONSERVATORY AND DOUBLE GARAGE.

Ref. No: CD/065/92 | Status: Refused

PROPOSED TWO STOREY EXTENSION TO NORTHERN ELEVATION AND DETACHED DOUBLE GARAGE.

Ref. No: CD/021/93 | Status: Permission

AMENDED PLANS: PROPOSED TWO STOREY EXTENSION TO NORTHERN ELEVATION AND DETACHED DOUBLE GARAGE. AMENDED PLANS RECEIVED SHOWING ALTERATIONS TO EXTENSION AND ERECTION OF NEW GARAGE BUILDING.

Ref. No: CD/021/93/AP1 | Status: Permission

AMENDED PLANS: DEMOLITION OF EXISTING HOUSE AND ERECTION OF NEW THREE BEDROOMED HOUSE. AMENDED PLANS SHOWING: re-siting of new house.
Ref. No: CD/069/87/AP1 | Status: Permission

AMENDED PLANS: DEMOLITION OF EXISTING HOUSE AND ERECTION OF NEW THREE BEDROOMED HOUSE. AMENDED PLANS SHOWING: no details.
Ref. No: CD/069/87/AP2 | Status: Permission

TWO-STOREY REAR EXTENSION TO MAIN HOUSE. ROOF ALTERATIONS AND CONVERSION OF LOFT SPACE ABOVE DETACHED GARAGE TO FORM ANCILLARY ACCOMMODATION. Associated internal and external alterations.
Ref. No: DM/19/1422 | Status: Permission

3.00 Relevant Policies and Considerations.

3.01 POLICY DP 12 Protection and Enhancement of the Countryside

3.02 POLICY DP 26 Character and Design

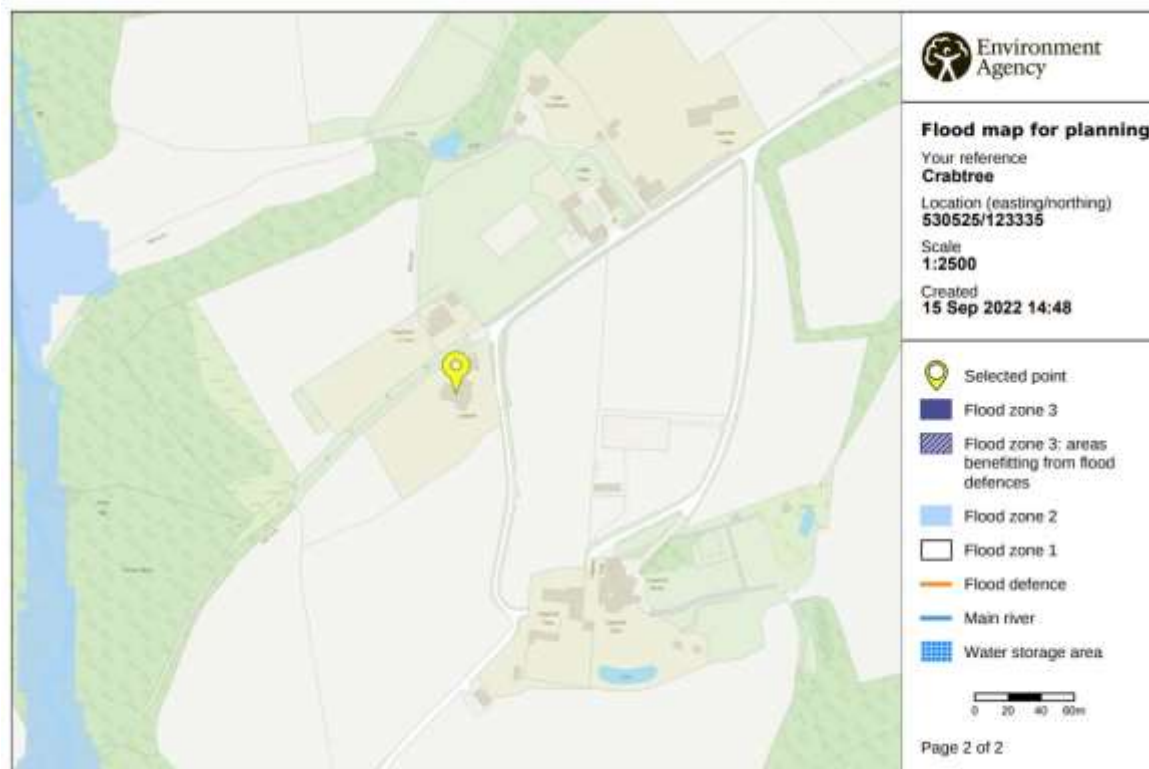
3.03 POLICY DP 38 Biodiversity

3.04 Mid Sussex Design Guide – Supplementary Planning Document.

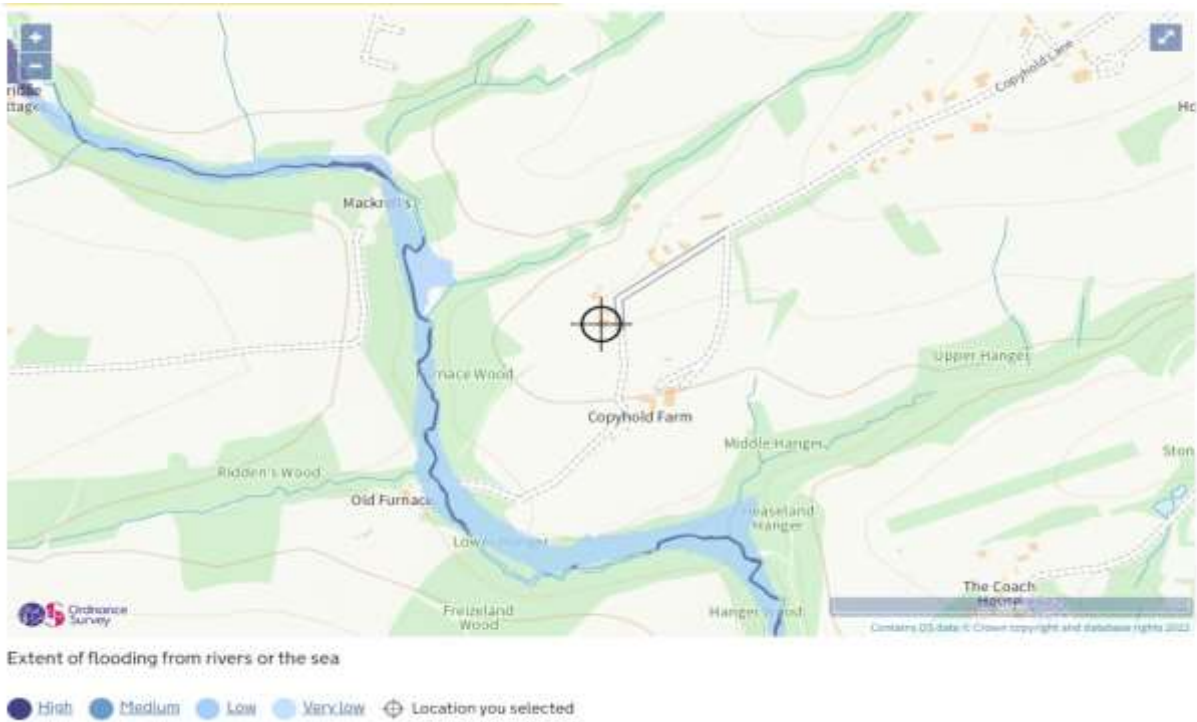
3.05 Mid Sussex Dormer Window Design Guide.

3.06 Ansty Neighbourhood Plan

3.07 Flood Risk – The application site is in Flood Zone 1.



Flood Map – Zone 1



Flood Map – Rivers and Sea



Flood Map – Surface Water

4.00 Design Principles and Considerations.

- 4.01 Planning permission, reference number DM/19/1422, has previously been granted for a similar new detached triple garage with accommodation over, with our proposal being very similar to this.
- 4.02 We propose to demolish the existing garage budging and erect a new building further away from the house toward the eastern boundary and main entrance gates, this will open up the current courtyard / driveway area to provide separation from the house.
- 4.03 The new building will be formed in an open framed oak structure with timber cladding under a tiled roof to match the main house, the building will also consist of a porte cochure and pitched dormer windows.
- 4.04 With regard to biodiversity the applicant has appointed an ecologist to undertake a preliminary roost assessment to the garage and adjacent house to ascertain the likelihood of the presence of bats, this report is attached to the application.
- 4.05 The validation checklist asks for any trees within 15m to be surveyed and reported, the applicant has appointed an arboriculturalist to prepare this report, which is attached with this application, the proposed building will have no impact on the existing trees, however tree protection in the form of fencing to BS5837 will be put in place prior to construction and for the duration of building work.

5.00 Access

5.01 Vehicular and pedestrian access to the property has not been affected by the proposals.

6.00 Summary

- 6.01 We feel we have produced a very considered and high quality design which delivers our Clients requirements whilst being sympathetic to the original building, its setting and the wider environment, it also meets with local planning policies and their associated design guidance.
- 6.02 We trust Mid Sussex are able to support this application on its merits and take all of the above into account.

8.00 Images





Aerial view showing residential curtilage of application site.