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Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

Dear Sir / Madam

RE: Erection of a single storey rear extension, a part single / part two storey rear extension, front porch, new vehicular crossover and extension to existing garage and associated landscaping at Rose Cottage, Church Lane, Ardingly, RH17 6UP.

Introduction

1. This is a householder planning application submitted on behalf of Mr. and Mrs. Simpson for the erection of a single storey rear extension, a part single / part two storey rear extension, front porch, new vehicular crossover and extension to existing garage at Rose Cottage, Church Lane, Ardingly, RH17 6UP. New landscaping would also be provided with native beach hedging on the frontage in place of the existing fence.
2. This application should be considered alongside the following submitted information:
 - Plans & Elevations prepared Glyn Doughty Design

Background & Policy Context

3. Rose Cottage is an attractive two storey semi-detached dwelling located to the eastern side of Church Lane, just outside of the village boundary of Ardingly. The dwelling sits in a large plot with a wrap around garden on three sides, and has an area for off street parking to the front of the dwelling.

4. In terms of policy context, the property lies within designated Countryside, the High Weald National Landscape and the Ardingly Conservation Area. The site is also within the Ashdown Forest 7km zone of influence. These can be seen on the map below.

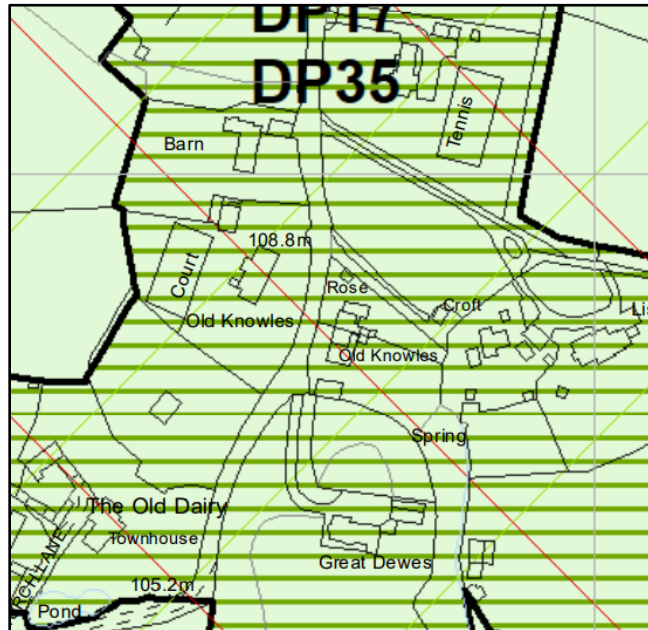


Figure 1: Policy Map. Source: Mid Sussex District Council Website

5. The site also lies within the Ardingly Neighbourhood Plan area which will be discussed in the assessment of the scheme below.
6. In terms of planning application history, permission was granted for a double garage under application AR/020/78, a side and rear extension in application AR/024/91, and a two storey extension under application 04/02098/FUL.
7. It is now proposed to make a series of minor alterations to the dwelling to significantly improve its function as a family home. Firstly, a single storey rear extension would be built at the back of the existing utility room to provide a WC and small external potting shed.
8. Secondly, the existing garden room on the ground floor is to be slightly extended to provide more useable space whilst on the first floor above, a larger walk in wardrobe and ensuite is proposed to bedroom 1. A small covered porch would be provided over the front door.
9. Outside, the existing vehicular crossover is to be closed up with a new crossover created slightly further south. This creates a larger driveway to enable vehicles to turn and exit the

site in forward gear, and the existing garage would be extended so that it can accommodate modern cars.

10. The works would be finished with the removal of the exiting modern fencing along the front boundary, and in its place, new native beech hedge would be planted to soften and improve the appearance of the site.

Planning Case – Extensions

11. The site lies within the countryside where policy DP12 of the Mid Sussex District Plan seeks to protect and enhance the landscape. Whilst lying within a semi-rural area outside the village of Ardingly, the site surrounds are predominantly residential in character with a number of other homes and gardens nearby. The scheme has been designed to be modest and does not propose any significant enlargement of the property, whilst also seeking to enhance the boundary treatments with new planting. Therefore, the scheme is considered to comply with policy DP12.
12. Furthermore, there is no specific policy within the Mid Sussex District Plan which places mathematical limitations on the size of extensions to dwellings. Instead, policy DP26 requires an overall assessment based on the design of the proposal and its effect, if any, on local character and appearance.
13. The proposed extensions are modest and proportionate in scale to the existing building. Predominantly located at the back of the site, they would not be visible or prominent from the street scene and they do not add significant bulk or mass to the property. They have been carefully designed to ensure they reflect the existing dwelling, replicating roof forms and pitches and continue the existing details.
14. Each extension is small, does not dominate any elevation and maintains ample separation to the site boundaries. The large spacious garden would not be encroached upon, meaning the proposal does not appear excessive in size or dominant within the plot. It is also worth noting that the neighbouring dwelling of Old Knowles Cottage has also recently been extended to a much larger degree, creating a dwelling with a much more significant footprint and scale. In comparison this scheme is notably smaller and more modest, respecting the original property and character of the Conservation Area.

15. The proposed materials will faithfully match the existing dwelling, helping to ensure the extensions integrate effectively. Most importantly, the materials chosen are appropriate to the setting of the Conservation Area.
16. Overall, the design of the extensions are in keeping with the existing building and would sympathetically extend it without harming local character. As a result, the proposal would accord with policy DP26.

Conservation Area

17. The dwelling is also located within the Ardingly Conservation Area. There is no Conservation Area Appraisal available for Ardingly, however policy DP35 of the Mid Sussex District Plan states that *"Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it"* and that *"development will also protect the setting of the conservation area and in particular views into and out of the area"*.
18. The extensions will be constructed predominantly of materials similar in appearance to the main dwellinghouse and the wider street scene. The proposed extensions and porch are subservient to the main dwellinghouse and are of a sympathetic design that is considered appropriate to the Conservation Area. The proposal is considered to preserve the character and appearance of the Conservation Area and meet the requirements contained with policy DP35 of the Mid Sussex District Plan by having no negative impact on the heritage asset and conserving the special character of the area.

National Landscape

19. The area is also within the High Weald National Landscape (formerly AONB), which is covered by policy DP16 of the District Plan. The Plan states that development will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan.
20. The proposal is considered to be of an appropriate design, size and scale for the national landscape, particularly when viewed in context of the existing dwellinghouse and the wider street scene. Given its limited scale it is considered to conserve the landscape and scenic beauty of the area. There are also very limited wider views of the property due to the wooded backdrop of the site.

Neighbourhood Plan

21. The site is also within the Ardingly Neighbourhood Plan area and the proposal would comply with its policies. The character of the area and landscape is preserved under policy ARD5 as and Policy ARD9 is also complied with as the site and setting of the dwelling within the conservation area is preserved and enhanced.

Garage & Driveway

22. As well as the modest extensions to the property, the garage would also be extended to better accommodate modern cars and provide external storage space. The garage extension is small but improves the internal space. The form, roof pitch and external materials would be faithfully replicated ensuring the extension would harmonise with the existing garage and be in keeping with the street scene.
23. Furthermore, the existing vehicle crossover located in the northernmost corner of the site would be closed, with a new crossover installed further south to better accommodate parking and turning.
24. The closing up of the existing vehicle crossover and the creation of a new crossover would be beneficial to highways safety. There would now be sufficient space for turning vehicles so they can exit the site in a forward gear. It also takes the access slightly further away from the bend in the road, improving visibility and allowing more time to see vehicles both on the road and exiting the site. A new hedge is proposed to the boundary which will soften the appearance from the highway and is a significant betterment in place of the existing unattractive fence.
25. Finally, the replacement of the existing boundary fence with a hedge is both a visual improvement and also beneficial to biodiversity. This aligns with policies DP37 and DP38 of the District Plan.

Neighbouring Amenity

26. In terms of neighbouring amenity there are only two properties which adjoin the site, Old Knowles Cottage, the adjoining semi to the south and Longacres Croft, to the east and rear of the site. There is a separation of over 40 metres between these two dwellings and therefore it is not considered that the rear extensions would affect its amenity in terms of overlooking,

overshadowing or an overbearing effect. Equally the garage extension and porch located to the front would be significantly separated from the closest neighbour.

27. Old Knowles Cottage already has a ear extension on the boundary, and this proposal simply takes the built form in line with this, whilst maintaining the single storey height. It is therefore considered that it would not cause an overbearing effect or any overshadowing to the neighbour. All other proposed works are further away from the shared boundary and will therefore have no effect on its amenity. As a result, the scheme is compliant with policy DP26 of the District Plan.

Conclusion

28. This application seeks consent for the erection of modest extensions to the dwelling, an extension to the garage, changes to the vehicular access in conjunction with new soft landscaping with a native beech hedge along the front boundary.

29. The proposal would not have an adverse impact on the character of the area nor would harm the amenities of neighbouring properties. It would also conserve and enhance the High Weald national landscape and preserve the character and appearance of the Conservation Area.

30. Therefore, the proposal complies with policies DP16, DP26 and DP35 of the Mid Sussex District Plan, policies ARD 5 and ARD 9 of the Ardingly Neighbourhood Plan, the High Weald Area of Outstanding Natural Beauty Management Plan and with the relevant provisions of the NPPF.

31. I trust the above information is sufficient to support this planning application but if you require anything please do not hesitate to contact me.

Yours sincerely

Adem Mehmet BA (Hons) PGDip MA MRTPI

Director

HIGHGATE Planning & Development Ltd