

Access & Design Statement for

T1290 – PROPOSED DORMER EXTENSION, DETACHED SINGLE STOREY GARDEN BUILDING, EXTERNAL ALTERATIONS TO THE EXISTING DWELLING AND RETROSPECTIVE PLANNING FOR AN ENLARGED PREVIOUSLY APPROVED LINK EXTENSION

The Coach House, Hooklands Farm, Lewes Road, RH17 7NG

Client/Owner:

Mr & Mrs Thickett
The Coach House,
Hooklands Farm,
Lewes Road,
RH17 7NG

Proposal:

The existing four bedroom detached dwelling is proposing the addition of a proposed dormer extension, a detached single storey garden building, external alterations to the existing dwelling and retrospective planning for an enlarged previously approved link extension.

Design Use:

Proposed dormer extension:

- We have proposed the erection of a dormer extension above the existing kitchen to house an additional ensuite bedroom.
- Windows have been proposed on the south facing side elevation facing away from neighbouring properties.

Detached single storey garden building:

- A single storey garden building has been proposed to the rear of the site to house a home office, shower room/sauna for use with the existing outdoor pool and the existing pool plant room.

External alterations to the main house:

- The proposed dormer is to be clad in dark grey RAL 7016 architectural standing seam cladding system.
- We have proposed to clad the adjacent roofs of the former garage and previously erected link extension in the same system to create a unified aesthetic.

Retrospective planning for an enlarged previously approved link extension:

- In 2010 permission was granted for a link extension between the existing house and a converted garage under application REF: 09/03717/FUL.
- The extension has been built approximately 2.3m wider (7.9 sqm metres larger) and 0.7m taller than previously permitted, and this application seeks to gain retrospective approval for these changes.

Amount:

Existing:

House Ground Floor:	197.5 sqm
House First Floor:	112.8 sqm
Total:	310.3 sqm

Proposed:

House Ground Floor:	197.5 sqm
House First Floor:	155.8 sqm
Garden building	37.4 sqm
Total:	390.7 sqm

Difference: The proposals are 80.4 sqm larger than existing.

Privacy:

The proposals do not unreasonably impact upon the privacy of the neighbours. The proposed windows do not allow intrusive views through neighbouring windows or toward private garden areas.

Overshadowing:

The proposals are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:

The proposals do not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Scale:

The scale of building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it.

The Site Layout:

The proposals have been designed to relate sympathetically with their surroundings, the amount of open space and landscaping and the proximity of adjacent buildings. Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance and the privacy of existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.

Private Garden Space:

The proposed garden building will still leave sufficient useable private garden space for the enjoyment of the family.

Driveways and Parking:

The additions do not affect the driveway or parking arrangements.

Planning Policy:

All relevant planning policy has been considered.

Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable additions to the existing dwelling.