

Design and Access Statement

Proposed Side/Rear Extensions, Demolition of Existing Garage and Garden Room Extension with Associated Internal and External Works at 6 Franklands Village, Haywards Heath, RH16 3RA

The proposals are considered to preserve the historic fabric, character, appearance and features of architectural and historic interest of this listed building and its setting. The proposal will not cause harm to, or loss of, the significance of the heritage asset or its setting and the proposal therefore complies with advice in the current Planning Policies

The application is a similar in most aspect to the previous Planning Application.

The site benefits from ample private amenity space and off-road parking. The application property is bound by neighbouring gardens to three boundaries.

The curtilage is well defined through high mature vegetation and domestic fencing, this provides an effective screen enclosing the garden resulting in limited impact to the street scene and neighbouring properties.

Due to the location of property and the orientation of the adjacent dwellings, the garden is not overlooked allowing for a high level of privacy.

The surrounding area is residential so an ancillary building would not be out of character. The border treatments in this location includes high mature vegetation and some domestic fencing, this will help screen the proposed extension.

This application seeks Planning Permission for a Side Extension with a Porch a Rear Extension, Demolition of Existing Garage and Garden Room Extension with Associated Internal and External Works. The earlier permission was not implemented, the Permission.

This revised scheme seeks to retain the general footprint of the scheme which was previously approved with the addition of a Porch to the side elevation

This revised scheme seeks to retain the general footprint of the scheme which was previously approved.

This revised scheme incorporates a new front door as details supplied.

We have proposed a similar layout/ plan which seeks to retain and preserve the historic building fabric.

The layout and plan of the proposed is of a typical Single storey extension.

The position is the same to the previously approved scheme. The proposed form and position will not obscure the existing dwelling or will it affect any adjacent dwellings.

The proposed form will not erode the historic plan form, or will the building cause any harm to the host dwelling or the setting of the Conservation Area.

The proposed design is simple and fits well with the setting and nature of the host dwelling.

The simple form is considered wholly compatible with the character and form of the existing dwelling.

The size has been considered to reflect the relationship of a traditional ancillary outbuilding, the single storey design will provide a clear subordinate appearance to the host dwelling and surrounding properties in terms of mass and scale.

The scheme follows the proportions of the previously approved scheme and has been set back from the existing side elevation to ensure that the proposed structure remains wholly subservient and will not detract from the existing dwelling.

The proposed follows the historically accepted form of additions of the property and surrounding areas.

The proposed creates a form which is in keeping with a traditional Side part Rear Extension footprint. The structure shall appear suitably subordinate to the existing building.

The proposed is set down to below the existing first floor windows completely subservient to the existing building form.

The introduction as suggested provides a subservient roof in line with the earlier scheme the proposal is deemed sympathetic to the existing architectural character of this listed building.

The low height and form of the pitched roof sits well with the adjacent rooflines, in part given the lower pitch, no interruption of the existing roof scape as the roof sits below the existing building with no connecting roof areas.

The materials proposed are also in keeping with the garden context and is what would-be expected from a residential extension building, so would not look at odds within its surroundings whilst providing a clear distinction between the old and new.

The current application as with the previously approved scheme show the demolition of the existing Garage and Garden Room has no fundamental issues which are not in keeping and we believe is wholly acceptable.

This proposed scheme provides a simple plan form which is sympathetic with proportions which are in keeping. The garage is not considered to compete with the simple character of the main house and is not at odds with the Conservation Area and surrounding established buildings.

The height of the proposed roof is lower than the host dwelling part of the house this is considered to be a comfortable traditional and will not be visible from the front of the building and is considered to be in keeping.

The extension is set back from all the adjacent boundaries allowing the building to remain wholly subservient.

In line with the advice offered on the previously approved scheme revised the proposal has a pitched roof. The low height sits comfortably with the existing rooflines.

It is considered that the size, scale, footprint, form and design of the garage shall result in less than substantial harm to the host dwelling and wider Conservation area.

The eaves to the extension would relate well to the eaves of the host dwelling.

The low-pitched roof offers a sympathetic matching detail of the local existing established roof lines.

All proposed materials will be entirely sympathetic to the simple style of the surrounding area.

It is considered that the revised scheme would be sympathetic in a pure visual form.

The proposed extension and porch follow the existing building form the proposal is wholly subservient and shall cause no harm to the host dwelling or wider Conservation area, with no loss of historic fabric.

The proposed with its low form shall be a sympathetic structure which would, by reason of its size, scale, height and design does not cause harm to the host dwelling or wider Conservation Area.

The appraisal above, which is informed by the policy and guidance identifies no material planning issues which could compromise the acceptability of this proposal. The proposal is therefore considered to be acceptable development, and we seek Officer support.

The footprint of the extension is similar to the previous approved scheme.

The subservient form is such that it will not cause harm to the existing building. Given the similar form as the existing building we believe that the current proposal would again comply with the relevant policies.

The proposed doors and fenestration shall match those of the existing building. In the absence of evidence for previous historic windows in the property, replacement windows will follow the basic form of the existing windows or should follow a standard traditional moulding profile in keeping with the surviving datable features of the building.

The proposed follows the historically accepted form of dwelling additions.

The proposed shall be accessed via the existing drive.

The proposal is we believe in line with Planning Policy where the proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings

The proposed is in accordance with Planning Policy - Works within the Conservation area should preserve the building, its setting and any features of special architectural or historic interest.

Accordingly, the revised scheme will ensure it is in accordance with Planning Policy where the Presumption in favour of retaining positive features within a Conservation Area.

The scheme will be in accordance with Planning policy where the layout, design and materials proposed within a new development should respect the existing local character. 'control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.

The scheme matches the previously approved scheme and is we believe fully in accordance with NPPF

Paragraph 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly Exceptional.

Paragraph 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Other Relevant Policies and guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16. In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72. With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is in line with the previous approved building and is limited in scale, of matching design and position and therefore it is not an unreasonable form or scale.

The proposed garage does not affect the character of the existing building.

The subservient form is such that it will not cause harm to the existing building. Given the similar form as the existing buildings we believe that the current proposal complies with relevant Planning policies.

In its current form the proposed extension is considered not harm to the significance of the Heritage Asset and we seek support for the proposal.

Design – Use

It is also important that the building remains in viable economic use in order to ensure its survival and for this it is necessary for the building to be functional.

The small-scale single storey extension works which are in line with the general Planning Policy and Heritage Guidance would allow continued use of the building while preserving historic fabric in situ.

The proposed seeks to erect a low pitched Side part Rear Extension within the existing established Garden accessed via the parking area.

The proposed external appearance seeks to blend in with the external façade of existing buildings, in terms of design, height and materials by only proposing a Side part Rear extension with traditional detailed extension.

Detailing has been taken from the adjacent and other building and farm structure. The proposed scheme makes full use of the existing secluded external spaces.

The designs provide maximum privacy of adjacent dwelling with only windows to the end and front aspects onto the existing private drive and the host dwelling. Which shall not affect the existing daylight and outlook over the private gardens.

This small-scale development scheme provides a modern density which concurs with the surrounding established developments of the surrounding dwellings / buildings in this locality.

That the external walls of the proposed extension shall be constructed in matching materials.

This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice: Planning for the Historic Environment and Policy of the adopted Local Plan.

The materials to be used for the roof of the development shall match in terms of colour, type and texture those used on the adjacent buildings. This will ensure that the completed development is

in keeping with and conserves the special character of the existing building and to comply with Government advice: Planning for the Historic Environment and Local Policy of the adopted Local Plan.

That full design details of the windows, doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice: Planning for the Historic Environment and Local Council Policy of the adopted Local Plan.

Amount

The proposed seeks permission for a single storey Side part Rear extension in line with the previously approved Permission with Associated Internal / External Works.

The proposal will allow for domestic residential space.

The works are of a matching design and position which means that they are not an unreasonable form or scale, acceptable and justified in gaining full Officer support.

Layout

The proposal is a small-scale building within the conservation guidelines. The proposal will include only a very limited increase in the existing building footprint. The building is limited in scale, of matching design and position and a wholly acceptable form and scale.

Scale

The site lies within an extensive plot the existing dwelling has access to the private rear garden which accords with the existing dwelling, and other dwellings floor area to plot ratio.

Landscaping

The existing grassed areas are fully established with natural occurring perimeter foliage these shall all be retained. All the existing fencing shall be retained. It is not proposed to remove any of the existing trees.

Appearance

The proposed design has considered the existing dwellings and proposes to build using similar materials into scheme works with sympathetic detailing from the existing buildings and the main adjacent dwelling.

The proposed scheme will seek to preserve the existing street scene and not be overbearing or dominant.

Proposed insulation levels will meet with all current building regulations requirements, whilst maintaining the historical features.

All new soakaways will allow for the re-use of stored water supplies. Where the ability to re-use and recycled water is available these will be investigated at the next detailed design stage.

Access Vehicular and transport links

The site is located in the garden of 6 Franklands Village, Haywards Heath, RH16 3RA

The nearest Doctor, Chemist, Opticians, Dentists are located in the local vicinity.

There are buses to the local towns. The nearest Post Office in the adjacent buildings.

The site is accessed via Franklands Village, we propose to keep and serve the property via this established wide drive.

Inclusive Access

Access to the dwelling will be off the main road, into a wide driveway with sufficient parking allocated within the already established site curtilage

The existing access drive shall be maintained.

General

The contractor undertaking the works will produce a quality of life during construction statement prior to commencing works on site, for consideration.

The provision for providing adequate ventilated dedicated space for recycling already exists therefore we would anticipate the retention of this provision.

Noise insulation will be incorporated in the development in line with at a minimum standard as required to meet with current building requirements.

All steps will be taken to minimise / reduce / reuse / recycle and segregate construction and demolition waste.

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