



Design and Access Statement

40 Mytten Close, Cuckfield

Construction of a new timber garage with a storage area.

at

40 Mytten Close, Cuckfield, West Sussex, RH17 5LN

Design and Access Statement

on Behalf of

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1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Householder Planning application for the construction of a new garage at 40 Mytten Close, Cuckfield.
- 1.2 40 Mytten Close is not a listed building and lies outside of the Cuckfield Conservation Area.
- 1.3 According to the information available online from Mid Sussex District Council, three planning applications for the property known as 40 Mytten Close have been previously submitted and approved.

CONSERVATORY – 1999

DETACHED TIMBER BUILDING TO COVER SWIMMING POOL – 1996

DIVISION OF EXISTING HOUSE INTO TWO DWELLINGS. - 1991

- 1.4 This application demonstrates the following:
- a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Plan and The National Planning Policy Framework;
 - b) The proposed new garage is justified in terms of its design, size and location;
 - c) The proposed garage will lie adjacent to the main house, will be screened by shrubbery and will not result in the loss of any character;
 - d) When considered as a whole, the proposals will not detract from the quality of the building and its setting;
 - e) The proposed garage will not have any detrimental impact upon the amenity of the neighbouring properties.
 - f) The proposals will have negligible effects to the existing parking arrangements and use of the shared driveway.

2. Use

- 2.1 There will be no change to the existing residential (C3) use of the property.

3. Amount

- 3.1 The proposals comprise the following works:

- The construction of a new garage to house a car parking space and storage areas.
- New minor soft landscaping to improve screening of the garage from 40 Mytten Close.
- Timber clad walls above exposed brickwork plinths.
- Clay tiling to roof.

4. Layout

- 4.1 The layout of the dwelling can be viewed on the accompanying drawings.
- 4.2 The proposed single storey garage will lie opposite the west elevation of the main house.
- 4.3 The area where the footprint of the garage will be is slightly expanded from the original existing, now tired, timber garage structure.

5. Scale

- 5.1 The existing house is a two storey, detached dwelling.
- 5.2 The proposed garage will form a new outbuilding and will not be visible from the public realm.
- 5.3 The proposals therefore comply with the following policy of the Mid Sussex District Council Plan;

Policies DP39 of the District Plan.

5.4 **Setting**

The design and materiality of the proposed garage, ensures that the setting and character of the building will be preserved and remain sensitive.

5.5 **Neighbour Amenity**

The proposed works will not have a negative impact upon the amenity of the neighbouring property (Little Mytten) the garage will be screened via shrubbery.

5.6 **Design**

The proposed garage will use traditional materials in a contemporary manner to provide an outbuilding that is respectful of the existing building. The design aspect is covered in more detail in Section 7.

- 5.7 The proposals are therefore able to demonstrate compliance with the relevant local planning policies and the relevant policies within the NPPF.

6. Landscaping

The proposed works require minor alterations to the existing landscaping to suit the new entrance into the garage.

7. Appearance

- 7.1 The current appearance of the site can be reviewed from the existing plans and elevations supplied with this application. The proposed garage, by virtue of its design and detailing, can demonstrate an extremely high standard of design quality.
- 7.2 The proposed garage will be formed with timber clad walls comprising of feather edged weather board panels sitting on brick plinths. The structure itself will incorporate aspects of traditionally jointed and pegged oak frame construction.
- 7.3 The new doors comprise of an 'up-and-over' garage door, minimising space.
- 7.4 The new roof will be a timber roof structure overlaid with clay tiles.
- 7.5 For the reasons outlined above, the proposals comply with the aforementioned policies.

8. Access

- 8.1 The proposals do not affect any of the existing access arrangements.

9. Sustainability

- 9.1 The proposed garage will offer a high level of sustainability in both its construction and its ongoing use.

10. Conclusion

- 10.1 By virtue of its design and detailing, the proposed garage demonstrates a **high standard of design**. The proposals are modest and in keeping with the property.
- 10.2 The following can be concluded:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Plan and The National Planning Policy Framework;
 - b) The proposed garage is justified in terms of its design, size and location;

- c) The proposed garage will not have any detrimental impact upon the amenity of the neighbouring properties.