

Planning, Design and Access Statement

**Proposed Extension and Refurbishment
6 Chapel Lane
Ashurst Wood
West Sussex
RH19 3QT**

Contents

**Introduction 02
Applicant and Design Practice 02
Site Analysis 03
Proposed Layout 06
Scale and Appearance 09
Sustainability 10
Summary 10**



View of the house from the rear.

Introduction

Steve Bull Design have been appointed to prepare a planning application for a residential extension and refurbishment, including the replacement of the detached garage buildings at 6 Chapel Lane, Ashurst Wood, East Grinstead, RH19 3QT.

This statement was written by the applicants, Cameron Glenister and Eloise Archer.

Details of historic applications are listed below:

Previous Planning Applications.

DM/22/1270 | Proposed single storey ground floor rear extension to kitchen.
5 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QT
Status : Approved Wed 10 Aug 2022

DM/20/2108 | Retrospective application to construct a motor bike storage building at front of property.
25 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QS
Status : Approved Wed 19 Aug 2020

DM/17/1551 | Proposed single storey front extension.
2 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QT
Status : Approved Fri 21 Jul 2017

08/00078/FUL | Extension to side
13 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QT
Status : Approved Fri 11 Apr 2008

03/01739/FUL | New pitched roof porch to replace existing flat roofed porch
2 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QT
Status : Approved Tue 19 Aug 2003

02/00530/FUL | Two storey side extension with single storey garage projection to front.
11 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QT
Status : Approved Fri 03 May 2002

01/00585/FUL | Two storey side extension and single storey extension to front to provide further living accommodation.
9 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QT
Status : Approved Tue 24 Apr 2001

00/01178/FUL | Dormer roof extension & roof conversion
25 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QS
Status : Approved Fri 30 Jun 2000

GR/302/89 | TWO STOREY EXTENSION AND SINGLE STOREY FRONT EXTENSION
6 Chapel Lane Ashurst Wood East Grinstead West Sussex RH19 3QT
Status : Approved Tue 02 Jan 1990

Site Analysis

Site Location:

Number 6 is located on the East side of Chapel Lane. The property was built in 1956 by Price Builders. The site is approximately 0.315 acres in size and is within the settlement area of Ashurst Wood. The principal access to the side is via Hammerwood Road onto Chapel Lane



Site and Views

It is important that both the aesthetics of the surrounding area and the visual impact of any proposed development are considered.

The dwelling is of unique construction, unlike the rest of Chapel Lane, featuring two dormers on the side and multiple flat roof's at the rear.

Access is gained from Chapel Lane on a large gated driveway capable of parking 5+ cars.

The main accommodation consists of a two storey, three bedroom and two bathroom detached house. The large garden sweeps around the property with large hedges surrounding the entire boundary offering complete privacy to the surrounding properties and road users.

Chapel Lane Road View



Hedge to the right of the driveway.



Please see pictures of the properties parking spaces, including the paved area between the two garages which can act as additional parking when required, therefore abiding by Ashurst Woods neighbourhood plan Policy ASW 21 – Parking Provisions. There will be no reduction in off-street parking.





Proposed Layout

The dwelling as it currently stands is in need of modernisation not only to address outdated services and poor thermal performance but also to address the outdated layout and living standards. The previous extension done in 1990 partly included a timber frame construction with single glazing. There is currently no heating in the house as the boiler that was responsible for heating the property no longer works.



The proposed extension would add a small additional footprint onto the ground floor, maximising the space on the 1st floor, currently not in use due to the dormer construction of the property with a mixture of flat and sloped roofs (see above picture). One additional bedroom will be added to the 1st floor, taking the property from a 3 bedroom to a 4 bedroom house.

The house sits in the middle of the plot, surrounded by 4 metre high hedges. The roofline will only be raised minimally by 1.042m, as to not affect the neighbours or reduce their privacy. No trees or shrubs will be removed for the extension, protecting the local wildlife and abiding by Policy ASW 14 – Design and Character (d).

We have been mindful in the design process to only add 1 small window on the north side of the property which will be frosted as it is a bathroom and therefore not overlook the gardens of house numbers 10-16. The roofline on this side of the property will be lowered. The bungalows to the East and South, Neston and number 4 sit well below the property line of Number 6 which allows them a large amount of privacy with the hedges and the proposed extension would not change this.

In order to abide by the Mid Sussex Design Guide SDP, this extension will remain in keeping with the local architecture and improve the character of the property, especially from the rear as it is currently very unsightly. The plans have been drawn up in a way to extend minimally on the ground floor and to make use of the current floorplan by extending up at the rear where there are currently multiple differently shaped roofs. The property was extended previously in 1990 and we believe this created a mis match for the property, not in keeping with the local area, we would like to design a beautiful family home which makes efficient use of the space available.

The proposed extension will reduce the garden size by just 1.5% (20sq foot/1280sq foot), therefore keeping a large garden of over three quarters of this 0.3 acre plot and complying with Policy ASW 13 – Residential Development on Garden Land.

There will be no impact on the users of Chapel Lane from these plans as all materials and workers vehicles will be kept on the drive, hidden behind the hedges, therefore abiding by Policy ASW 20 – Impact on Traffic.

Included in this proposal is the replacement of the detached garage buildings pictured below. Both garages are the same size, 7 x 8 metres and will be rebuilt on the existing floorplan.

The rear garage will be a home gym consisting of strength training and cardio equipment.

The front garage will be an annex where we will live while the house is undergoing its renovations.

The property is not currently safe to live in as it has electrics from the 1950s (see below picture) and is as it is in need of a full rewire as well as not having a working boiler.

House fuse board.



Front Garage



Rear Garage



Scale and Appearance

The proposed extension has been designed to complement the architecture found in the local area. Materials have been selected to be traditional to suit Chapel Lane in order to comply with Policy ASW 14 – Design and Character. By respecting the existing scale, character and use of materials on Chapel Lane, the proposed extension will blend seamlessly with the existing street scene.

Proposed materials;

House:

A red brick, similar to the one used in the bungalows number 2 and 4.

White UPVc windows to match the existing.

Reuse of the current roof tiles.

Hung tiles on the side of the house to match the houses 11 and 13.

Outbuildings:

Black Hardiplank on timber frame with a brick plinth to disappear behind the hedges.

Black windows to match the Hardiplank.

Eternit slate roof tiles.

Material specifications and brands will be confirmed upon securing planning permission.

Sustainability

The design uses the key principles to focus on prioritising energy efficiency these include:

- Sustainable Energy Demand and Energy Efficiency Measures – including the instillation of solar panels on the south facing roof and solar batteries, to reduce the properties electricity draw from the grid by an estimated 90%.
- A fabric-first approach has been adopted to maximise energy efficiencies, including the replacement of all single glazing.
- There is a focus on superior insulation in the walls, floor and roof cavities as well as an improved specification on the glazing.
- Paying attention to detail will also help to optimise the thermal performance of the property.
- A major consideration in materials selection to maintain a distinct and local architectural style, encouraging sustainability and minimising the environmental impact.
- The extension over the existing ground floor footprint will allow for more efficiency in the build as there would be less waste produced and less materials will be required for new footings.
- Nature conservation initiatives including the instillation of bat and bird boxes.

Summary

The team at Steve Bull Designs have carefully considered the scheme with regards to Policies DP16 and DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy ASW 14 of the Ashurst Wood Neighbourhood Plan. The location of the property has informed the scale, style, appearance, orientation and amount of accommodation being proposed. This process has ensured that the extension and associated external works are suitably designed to relate respectfully to the surrounding area in scale, context and appearance.

It is requested that Officers and Members of the Council look favourably on this proposal. Cameron and Eloise are a young couple moving to Ashurst Wood, wanting to create a family home with space for a large family. We will use local trades from Ashurst Wood for as much of the work as possible.