

Design, Access and Heritage statement

Flagstones, Stockcroft Road, Balcombe RH17 6LN.

This document to be read in conjunction with drawings:

070-3-e001-Existing ground and first.
070-3-e002-Existing roof.
070-3-e101-Existing elevations.
070-3-001-Proposed ground and first.
070-3-002-Proposed loft and roof.
070-3-101-Proposed elevations.
070-3-S-Site and Location plans.

Introduction: Householder Planning Permission within a Conservation Area.

The proposed works include a rear facing dormer structure, 3no. New conservation style sky-lights to the front and side elevations and a new access door at ground floor level, also to the side elevation.

The existing building is a detached property with single occupancy. A previous, rear extension was approved under application DM/17/4531 in Dec. 2017 and subsequently constructed in 2018/19.

Planning Policy: The following Planning policies/guidance have been considered whilst developing the proposed design:

- Balcombe Neighbourhood Plan (March 2014).
- Mid Sussex Design Guide Supplementary Planning Document SPD (Adopted Nov. 2020).
 - Policy DP16: High Weald Area of Outstanding Natural Beauty.
 - Policy DP26: Character and Design.
 - Policy DP35: Conservation Areas.
- National Planning policy framework (NPPF).

This statement has been prepared in full accordance with Government guidance, including DCLG Guidance on information requirements and validation for planning applications.

Policy DP16 relates to the High Weald Area of Outstanding Natural Beauty and states that development within the High Weald Area of Outstanding Natural Beauty (AONB) will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan.

Policy DP26 states that all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high-quality design and layout and includes appropriate landscaping and green-space;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area; protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

Policy DP35 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. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Proposed design:

The existing building was constructed circa 2000, post demolition of the previous dwelling located on the site. Although relatively new, the design is relatively 'traditional' with face-brickwork to ground floor level and hanging tile to first floor level.

The proposed rear dormer is located approx. 1,000mm below the ridge level, 3,800mm wide and 2,300mm high. The size of the dormer has been determined by the functional requirements of the loft level layout, whilst keeping the external massing to a practical minimum. Due to the size and distance from Stockcroft Road, the dormer will be hardly visible from street level.

The dormer cheeks and rear elevation are proposed to be clad in hanging tiles to match the tile already present on the roof with the intention of also minimising the visibility of the roof extension.

The proposed sky-lights will be Conservation style.

Access:

The proposed design will have no impact upon the existing access to and from the building or gardens. Parking will also not be impacted.

Heritage:

The application property is within the Balcombe Conservation Area, which was designated in 1984. The area included the village centre where some dwellings date from the 16th and 17th Centuries.

The Conservation area was extended in 1990 to include parts of Stockcroft Road and Deanland Road. These areas are characterised by large detached houses which includes the application site. The application site is located in a large plot with a long rear garden. The principle of development is to avoid eroding the views of the backdrop of trees at the rear. This development has been carefully designed to retain and enhance the character of the dwelling.

This development preserves and enhances the character and appearance of the Conservation Area. It would comply with Policy DP26 of the Mid Sussex District plan and Policy 3 of the Balcombe Neighbourhood Plan which seeks high quality design and respect for the context, and LP policy DP35, which reflects the thrust of the statutory duty in respect of conservation areas, guidance in the Mid Sussex Design Guide Supplementary Planning Document SPD, and the Framework, which aims for heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of existing and future generations. These proposals achieve these aims.

Flood risk:

The property is within in flood zone 1, an area with a low probability of flooding.