

PLANNING AND DESIGN & ACCESS STATEMENT

Site: Cobwebs, North Lane, West Hoathly.

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports a Planning and Listed Building Application being made to Mid Sussex District Council in respect of a replacement porch to the front of the property within the West Hoathly. The overall increase in footprint and massing is the same to the existing property.

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate replacement porch in this location.

Amount

Currently the site consists of the existing dwelling, hardstanding and curtilage. The size is set within policy objectives and is within the village of West Hoathly, please see the included existing and proposed drawings, block and location plans.

Layout

There is currently ample garden for the property, with the main garden area to the south of the property.

Very careful consideration has been given to the position of the replacement porch, in order to maintain these garden areas. In particular the design and location of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of the existing fences and hedges.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is within the village of West Hoathly. The scale of the proposal has been specifically designed to relate to the individual character of the existing dwelling.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the bulk and scale of the property. We have been very careful when considering and designing the proposal, in order to design an exact replica of the existing porch, with the use of good quality materials, including the reuse of the roof tiles, windows and doors and the use of matching stock bricks. This will accord with the individual distinctiveness of the property.

Access

Parking provision is included in the layout as existing and there is parking for 1 to 2 cars within the site. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a replacement porch. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with good quality modern design.

