

Design and Access Statement

Proposed Garage extension

Little Lower Ease Barn, Cuckfield Road, Ansty, RH17 5AL

Planning permission (ref DM/23/2507) was granted for the conversion of existing barn into a single storey dwelling. This work is almost complete, and the applicants will be moving from the house next door into the barn shortly. The applicants will need a garage to store their garden equipment and vehicles which were previously housed in the barn itself.

Pre-app

A pre-app was submitted to the local authority (HAH9684-5126-7959-2355 - DM/24/3089) putting forward two alternative schemes. The first was for a completely detached garage that runs in line with the existing barn and the second scheme was for an attached garage linked to the northern end of the building by an existing doorway. This second scheme was the preferred option as it would reflect the original layout of the historic farmyard.

Use

The extension comprises a double garage, tool store and boot room link that allows the applicants to enter the dwelling from the garage undercover. The tool store will provide space for the ride-on-mower and other gardening equipment.

Amount

The overall size of the extension is 58sqm, which represents a 32% increase over the existing dwellings which has a gross floor area of 180sqm.

Location

The garage extension is located off the northern end of the dwelling where it is closest to the existing entrance and is an area previously used for parking. The extension would be a sufficient distance from neighbouring properties not to impact on their amenity.

Appearance

The outbuilding has been designed in a traditional style that would be in keeping with the character of the existing barn using traditional materials including an oak frame structure with gabled roof, set on a matching multi stock brick plinth, with oak feather-edge boarded elevations and a new handmade clay plain tile roof.

Landscape

The proposed scheme would not impact any existing trees or hedges and the position of the extension is outside the root protection area of the large oak tree behind. Much of

the proposed footprint sits over existing hardstanding so loss of habitat is minimal. No further planting is proposed, and the existing landscape scheme will remain.

Access

The proposed garage would be accessed via the existing entrance and driveway. The existing hardstanding area will be enlarged to create space for turning vehicles. The block paving will be permeable and will sit on 400mm of free draining sub-base.