

ref: 311/das:

Design and Access statement
For
5 William Allen Lane, Lindfield, West Sussex, RH16 2SA

Single storey rear extension, single storey side extension and part garage demolition; widening to lowered kerb & driveway, together with associated internal and external alterations

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Mr & Mrs Golding. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder and comprises of the following:

- Single storey rear extension
- Single storey side extension
- Part garage demolition
- Internal re-configuration
- Widening of lowered kerb and driveway with associated landscaping.

The approach for the design and appearance has been to adhere to the existing character of the house and continue with the inherent materials and features on the existing property with scope to explore some contemporary features and introduce a modern style and detailing.



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3.0 Site Use

5 William Lane is a detached residential property sitting on a residential lane. The urban grain of the immediate area is characterised by medium to high density of dwellings within medium to large sized plots.

4.0 Site Proposal

The proposal seeks to create further habitable accommodation for the.

The existing ground floor area is 68.4m²

The existing first floor area is 45.6m²

The proposed ground floor extensions and part garage demolition is 30.1m²

The proposed first floor extension total is 7.9m².

Net increase of habitable floor space of 38m².

The internal alterations to the ground-floor layout will accommodate the desire of the applicant is to make the house more open plan and to maximise the internal space whilst also addressing the balance with the desire to maintain usable patio and garden space.

5.0 Layout

The current layout offers accommodation over two floors (ground and first).

The new layout seeks to re model the existing ground floor layout and increase the habitable floor area to the side of the property whilst addressing the balance with the desire to maintain usable patio and garden space.

6.0 Scale

The proposal has been developed with consideration and taking into account the neighbouring context so as to ensure the proposals look in proportion and do not encroach beyond planning guidance extents.

7.0 Landscaping

Where works affect the existing, planting parking and patio areas will be retained and modified as far as possible.

8.0 Appearance

The existing property is currently built using the following materials
walls; face brickwork /tile hanging/pebbledash

roof; concrete tiles
doors and windows; pvc-u
gutters and downpipes; black pvc-u

The proposal is for the following materials
walls; face brickwork/render/tile hanging
roof; plain tile to match existing
door and windows; pvc-u windows, powder coated thermally broken aluminium bi fold doors,
gutters and downpipes; black pvc-u

9.0 Access

The pedestrian and vehicular access to the property will remain unchanged, however we will be re-purposing part of the landscape frontage to provide a wider driveway and widening the lower curb extents.

10.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the extension. Recycling of materials will be included and maximised as much as possible.

10. Conclusion

Overall, it seems that the proposal would not be out of scale or out of character with this area. The proposed works seek to provide the increased habitable space required, reflecting the needs more suitable for modern day living.

MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The urban grain in William Allen Lane is characterised with multiple examples of detached and semi-detached buildings.

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HAYWARDS HEATH NEIGHBOURHOOD PLAN

E9: DEVELOPERS MUST DEMONSTRATE HOW THEIR PROPOSAL WILL PROTECT AND REINFORCE THE LOCAL CHARACTER WITHIN THE LOCALITY OF THE SITE

This will include having regard to the following design elements:

- Height, scale, spacing, layout, orientation, design and materials of Buildings,
- Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- Creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is being designed and located

The approach to the house is retained with the widening to lowered kerb & driveway with associated landscaping.

H9 Extensions to existing dwellings will be permitted where it meets the following criteria:

- The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
- Spacing between the buildings would respect the character of the street scene.
- Gaps which provide views out to surrounding countryside are maintained.
- Materials are compatible with the materials of the existing building.
- The traditional boundary treatment of an area is retained and, where feasible reinforced.
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

The design appears subservient to the original house & respects the character, materials & features inherent within the property.

DP39 Sustainable Design and Construction

Strategic Objectives

- To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study, West Sussex Sustainable Energy Study, Mid Sussex sustainable Study.

The extended driveway will be a porous surface and areas of soft landscaping will incorporate planting. The depth of the new extension is 0.8 metres deeper from the original back wall of the house than the existing lean to conservatory extension, coupled with their stone paved existing patio.

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MID SUSSEX DESIGN GUIDE -SPG

DG46 Provide attractive and usable external amenity space for all homes

Where works affect the existing planting patio and parking; areas will be retained and modified as far as possible.

DG47 Consider your neighbours. Make sure the proposed extensions to not intrude upon a neighbour's privacy

The design ensures no windows are overlooking the neighbouring property.

DG48 Extensions should be subservient to the scale, form and massing of the original building

The side and rear extensions appear subservient to the scale form and massing of the original house.

DG49 General principles for extensions

- Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal
- Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

The new side and rear extensions appear subservient to the original building.

DG50 Front & Side Extension

- Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.
- Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating and adding interest in a street frontage or be providing views/visible connections to the surrounding countryside. Side extensions will therefore, need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.

The design at the side of the property is a modest single storey extension which is keeping with the existing property.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Paragraph 50 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

Paragraph 135 Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d. d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposals are mindful, and adhere, to this policy.