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*Design, Access & Heritage Statement
regarding the proposed works at Red House Farm*



**Red House Farm,
Cowfold Road,
Bolney,
Haywards Heath,
RH17 5SG**

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1. *Application Details*

Project Description Two storey rear extension. External and internal alterations. Repairs. Associated landscaping works.

Site Address: Red House Farm
Cowfold Road,
Bolney,
Haywards Heath,
RH17 5SG

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Project Reference: 23031

Local Authority: Mid Sussex District Council

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2. Introduction

This householder planning and listed building application has been submitted for a two-storey rear extension, external / internal alterations, repairs and associated landscaping in relation to Red House Farm.

2.1. Aims

This proposed application seeks to provide modest alterations / additions to the existing dwelling. On the ground floor an improved layout including an open plan kitchen / dining area and remodelled utility room / wc is proposed. On the first-floor enhanced bedroom and bathroom / en-suite accommodation is proposed.

2.2. Supporting documentation

Submitted in support of this application are the following plans and documents:

- 23031 – PL – 01 – Site Location and Block Plan
- 23031 – PL – 02 Rev C – Proposed Site Plan
- 23031 – PL – 03 Rev E – Proposed Floor Plans and Elevations
- 23031 – SV – 01 – Existing Site Plan
- 23031 – SV – 02 – Existing Floor Plans
- 23031 – SV – 03 – Existing Elevations
- Existing Topographical Site Plan
- Design, Access & Heritage Statement

3. Planning History

- Remove hung tiles to front of house (east elevation) and fit insulation. Treat oak frame, felt and replace batten and re-hang removed tiles using second hand stock to replace defective ones. Dismantle defective and unsafe chimney stack to south elevation and re-build straight using re-claimed bricks.

Ref. No: 11/01713/LBC | Status: Permission

- Proposed single storey rear extension to provide a new kitchen and alterations to existing kitchen to create shower room together with alterations on first floor to fit a bathroom within existing small bedroom.

Ref. No: DM/22/1847 | Status: Permission

- Proposed single storey rear extension to provide a new kitchen and alterations to existing kitchen to create shower room together with alterations on first floor to fit a bathroom within existing small bedroom

Ref. No: DM/22/1848 | Status: Permission

4. Existing Description

4.1. Location & Site

Red House Farm is located in a rural setting to the south of the A272 (Cowfold Road). The site is



accessed via a long private track. The site is located around a mile to the southwest of the village of Bolney, West Sussex. The site lies outside of the High Weald Area of Outstanding Natural Beauty (National Landscape), which is positioned around a mile to the north of the site.

A public footpath runs along the south of the site and does not affect the existing dwelling or proposed works.

The property is located with Flood Zone 1 according to The Flood Map for Planning Website.



Figure 1 – Red House Farm (Google Maps)

4.2. Existing Drawings and Survey Information

For accuracy, a topographical survey consisting of a detailed measured site plan has been produced. Existing survey drawings have also been included that should be considered alongside the proposals.

5. *Heritage*

The Grade II Listed former farmhouse dates from the 17th century. The building originally was constructed with 3 bays with the central bay open to the roof. In the 1700's the open hall was floored over. In the 19th century an outshot was added to the south and west ends of the building. These outshots are now located under a catslide roof as a result to further additions / changes during the 20th century. The northern end bay of the building was re-built during the 19th century and further altered in the 20th century where brickwork was added to this section of the building.

The current dwelling is constructed from brickwork on the ground floor and sections of the first floor. The majority of the first floor is constructed from timber frame and clad in clay tile hanging. The hipped, catslide and dormer roofs are constructed from timber and clad in clay roof tiles. The dwelling has two brick chimneys stacks. The larger stack added during 1700's serves the large inglenook fireplace on the ground floor. There is a modern stack to the south serving the existing kitchen on the ground floor. The existing windows are painted timber framed multi pane casements that are single glazed. The existing doors vary from painted / natural solid timber doors or painted timber and partially glazed doors with multiple single glazed panes and glazing bars.

Official listing

Grade: II



List entry number: 1286254
National Grid Reference: TQ 24611 21996

BOLNEY COWFOLD ROAD 1. 5405 The Red House TQ 22 SW 14/227 II

2. C17 or earlier. Two storeys. Four windows. Tile-hung. Tiled roof with pentice on south side. Casement windows.

5.1. Existing Photos



Figure 2 – Existing northeast corner



Figure 3 – Existing west elevation



Figure 4 – Existing East elevation



Figure 5 – Existing south elevation



Figure 6 – Existing inglenook fireplace



Figure 7 – Existing first floor fireplace



Figure 8 – Existing northwest corner



Figure 9 – Existing dormer window



6. Planning Policy

In the creation of this planning application, both national and local planning policy has been considered and taken into account in order to meet the needs and requirements of both.

6.1. National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was issued on 27th March, 2012 (updated most recently in December 2024) to define national Planning Policy for England.

It provides guidance on, amongst other matters, design criteria and the surroundings and wider environment of domestic dwellings. There is a particular emphasis on sustainable development and infrastructure provision, as well as 'well-designed places':

Section 12 – Achieving well-designed place

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

National Planning Policy Framework 2023	
Para 7	<i>The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their needs</i>
Para 8	Paragraph 8 of the NPPF states that sustainable development has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives. These are economic, social and environmental.
Para 10	<i>So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development</i>
Para 11	<i>Presumption in favour of sustainable development</i> <i>For decision-taking this means:</i> <i>c) approving development proposals that accord with an up-to-date development plan without delay; or</i> <i>d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:</i> <i>i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</i> <i>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole</i>
Para 39	<i>Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.</i>
Para 131	<i>Achieving well-designed places - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be</i>



	<i>tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.</i>
Para 135	<i>Planning policies and decisions should ensure that developments:</i> <i>i. 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</i> <i>ii. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping</i> <i>iii. 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)</i>
Chapter 15	<i>Conserving and enhancing the natural environment</i> – planning decisions should contribute to and enhance the natural environment.
Para 202	<i>Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</i>
Para 208	<i>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</i>
Para 210	<i>In determining applications, local planning authorities should take account of:</i> <i>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> <i>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> <i>c) the desirability of new development making a positive contribution to local character and distinctiveness.</i>
Para 210	<i>Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</i>
Para 221	<i>Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies</i>

6.2. Mid Sussex Local Planning Policy

Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document at its meeting on 28th March 2018

Mid Sussex District Plan 2014-2031	
DP12	<i>Protection and Enhancement of Countryside – This emphasises the importance of development that is necessary for the purpose of agriculture.</i>
DP14	<i>Sustainable rural development and the rural economy – This supports the vitality of the rural economy through the development of small-scale development.</i>
DP15	<i>New Homes in the Countryside – This policy highlights that where it is essential for an agricultural worker to live at the site, development is possible.</i>



DP16	<i>High Weald AONB – ensuring the conservation of wildlife and cultural heritage.</i>
DP34	<i>Listed Buildings and other Heritage Assets –</i> <i>Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:</i> <i>- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;</i> <i>- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;</i> <i>- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;</i> <i>- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;</i> <i>- Special regard is given to protecting the setting of a listed building;</i> <i>- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.</i> <i>Other Heritage Assets</i> <i>Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.</i> <i>The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.</i> <i>Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.</i>
DP 39	<i>Sustainable Design and Construction</i> <i>Ensures that the proposal has sought to improve the sustainability of development through minimising energy use, efficient use of resources and exploration of energy efficient opportunities.</i>

As stated, every effort has been made to ensure that this project is supported and aided by planning policy, both national and local. Significant weight has been put towards ensuring that the heritage asset is protected and enhanced for the use and enjoyment of future generations, taking particular note of Mid Sussex policy DP34 related to listed buildings and heritage assets.

7. Description of Proposal

(Please read in conjunction with the existing and proposed drawings)

Provided with this application is a site plan indicating the proposed works showing how they will interact with the existing dwelling, and the wider landscape in which they will be set.



Figure 10 – Proposed site plan

The proposed works at Red House Farm are aimed at providing additional floor space and improved living accommodation for the occupants of the dwelling. This application can be split into the following key elements:

- Rear two storey extension
- External alterations
- Internal alterations
- Repairs
- Associated landscaping works

Rear two storey extension

It is proposed to construct a two-storey rear extension onto the existing dwelling. This will provide a kitchen / dining area on the ground floor and a bedroom and en-suite shower room on the first floor.

Externally the extension is to be constructed from brickwork on the ground floor and clad in clay tile hanging on the first floor. The roof of the extension is to be clad in clay roof tiles. The materials will be sourced to match sympathetically to the existing dwelling.

On the ground floor access into the extension from the existing dwelling is proposed to be through the western elevation. The proposed access point currently forms a window which is being removed as part of these proposals. In its place a new door is proposed and the existing wall is to be made good.



Figure 11 – Existing window and part of external wall to be removed to provide access into extension at ground floor level

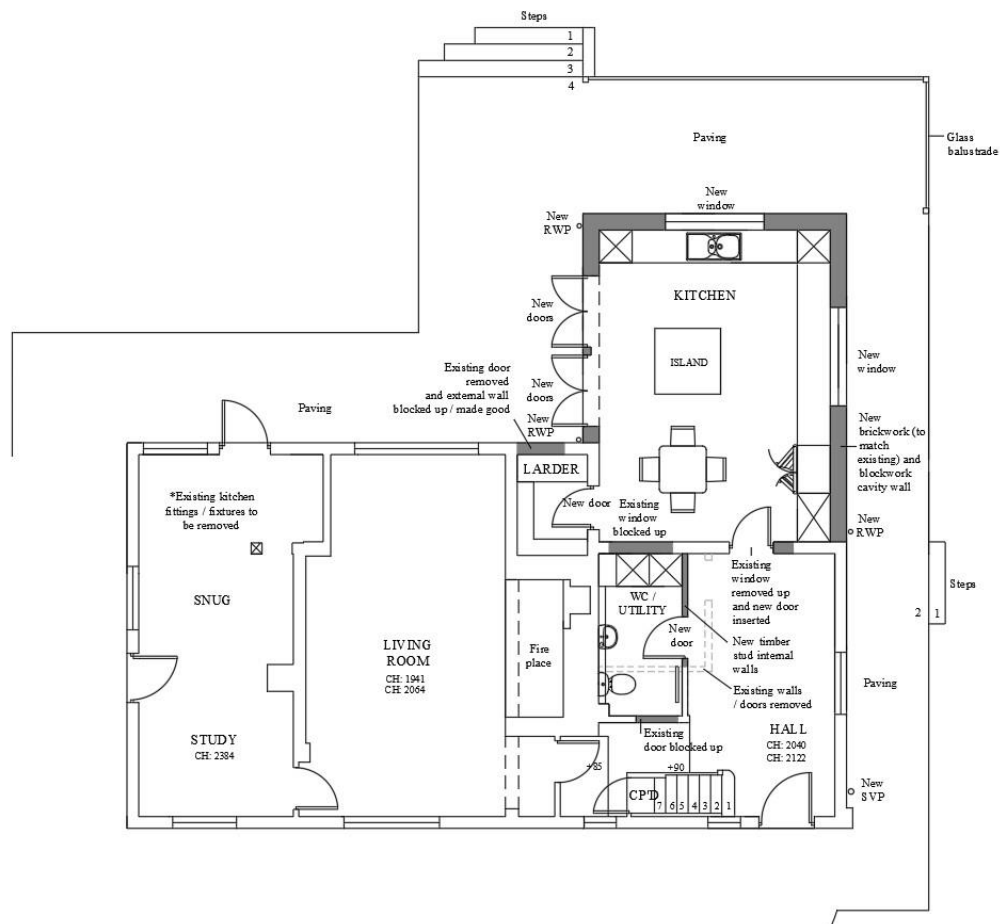


Figure 12 – Proposed ground floor plan

Further south along this façade, a further existing window (currently serving the bathroom on the ground floor) is to be removed and external wall to be made good.



Figure 13 – Existing ground and first floor windows to be removed to enable proposed extension.

The existing storeroom which is currently accessed via an external door is to be made into a larder serving the new kitchen. The existing storeroom door is to be removed and external wall made good. A new door is proposed to be inserted through the northern existing external wall providing access into the larder from the new kitchen.

The new kitchen is proposed to have triple aspect, with two sets of double doors (south facing) and two casement windows facing to the west and north.

On the first-floor access into the extension is proposed through the western elevation. Like the ground floor the proposed access point currently forms a window which is being removed as part of these proposals. In its place a new door is proposed and the existing wall is to be made good.

The bedroom within the extension is to be triple aspect like the kitchen below with two sets of casement windows facing south and two further casement windows facing west and north.

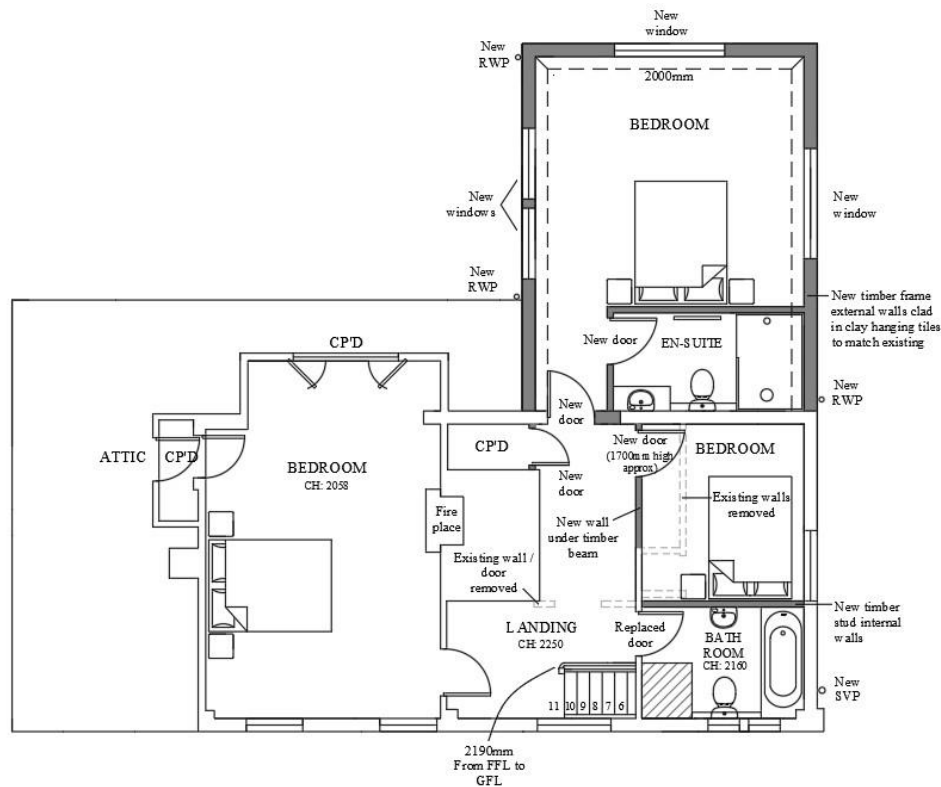


Figure 14 – Proposed first floor plan

External alterations

As mentioned before, the existing rear store on the ground floor is to be converted into a larder serving the new kitchen within the extension. The existing door providing access into the storeroom is to be removed and opening made good with brickwork. A new door is proposed providing access into the larder from the new kitchen.



Figure 15 – Existing store room external door to be removed / opening made good



Figure 16 – Location of new kitchen larder door



Figure 17 – Existing north elevation showing location of proposed SVP serving new first floor bathroom

On the external wall of the north elevation a soil and vent stack (SVP) is proposed serving the proposed bathroom at first floor level. The proposed positioning of the SVP pipe externally prevents having to remove existing fabric internally. A small amount of external wall will need to be removed for the waste pipe exiting the bathroom connecting to the stack.

Internal alterations

Within the existing hall and bathroom a few internal alterations are proposed. The existing internal walls of the bathroom are proposed to be removed and a new timber stud wall erected. The existing door into the WC is to be removed and the wall blocked up and made good. The changes will form a new WC and utility room. As there is existing water pipes and waste pipes in this area, no new connections are required.

As mentioned before, access into the extension from the existing dwelling is proposed through the western elevation. The proposed access point currently forms a window which is being removed as part of these proposals. In its place a new door is proposed and the existing wall is to be made good.



Figure 18 – Existing bathroom door and internal walls removed



Figure 19 – Existing window and external wall to be removed to provide access into new extension

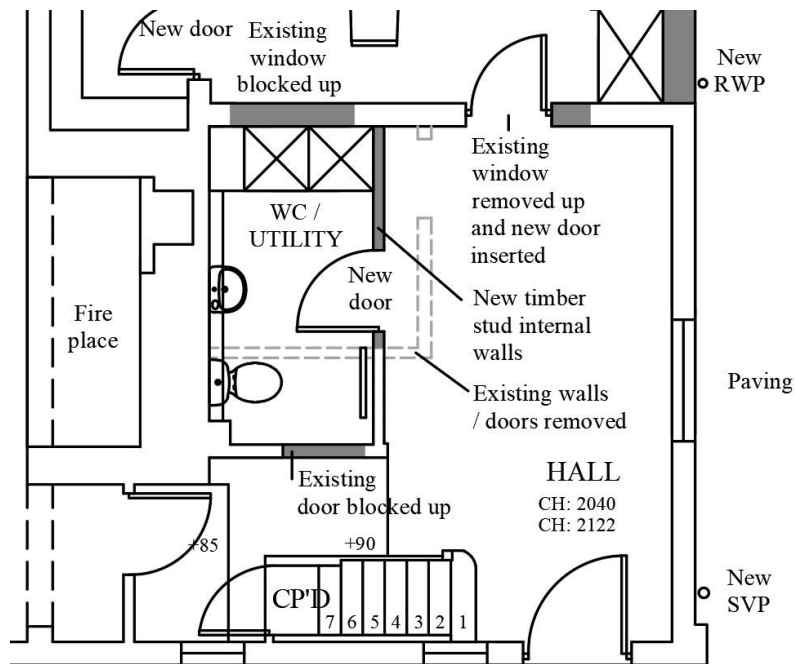


Figure 20 – Proposed internal alterations – hall, wc and bathroom

On the first floor internal alterations are proposed, the northerly bedroom is proposed to be reduced in size to accommodate a new bathroom.



Figure 21 – Existing northerly bedroom, location of existing internal wall to be removed



Figure 22 – Existing cupboard and internal wall to be removed

On the northeast corner. The existing door into the bedroom is proposed to be replaced. A new dividing timber stud wall is proposed to form the new bathroom to the right side of the existing north facing window. A new externally mounted SVP pipe is proposed to serve the new bathroom to limit the amount of existing fabric lost.

The reduced in size bedroom will be accessed via a new door made to fit under the existing timber cross beam. This will be a low height door due to this beam. To the right of the new door a new section of internal stud wall is proposed. Sections of internal walls are proposed to be removed in the area of the adjusted bedroom to make the space functional.

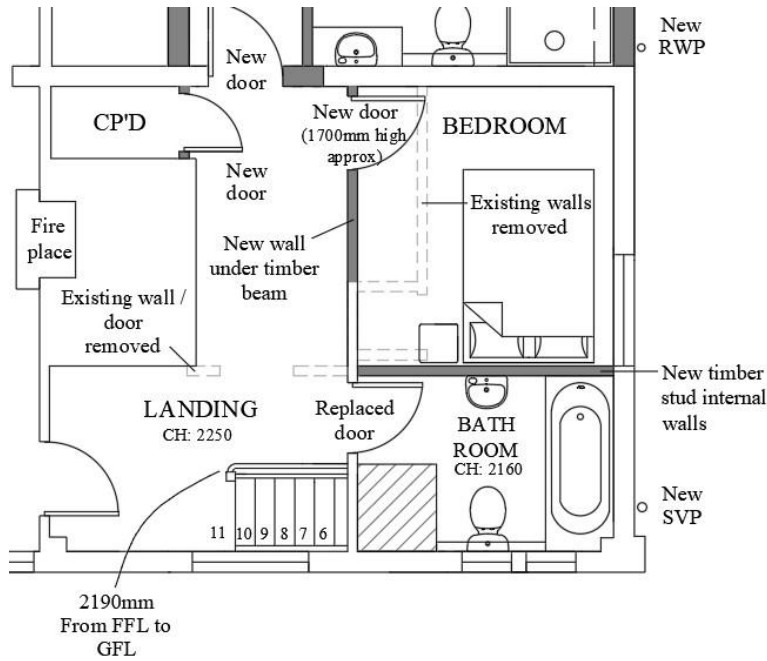


Figure 23 – Proposed internal alterations – landing and bedrooms

It is proposed the central bedroom on the first floor is to be lost to make way for a larger landing and connection to the new westerly extension. The existing door and stud walls either side leading into this existing bedroom are to be removed under the proposed works. A new cupboard on the west side of the existing chimney stack is proposed. This will be enclosed by a new door and stud wall.

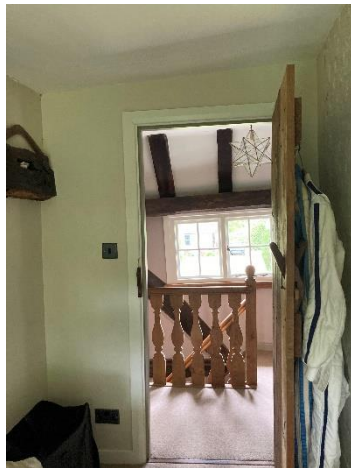


Figure 24 – Existing door and internal walls to be removed
be converted



Figure 25 – Existing recess next to
chimney stack

Access into the extension is proposed through the existing western external wall. Like the ground floor the proposed access point currently forms a window which is being removed as part of these proposals. In its place a new door is proposed and the existing wall is to be made good.



Figure 26 – First floor, existing window to be removed and new door proposed leading into new extension, existing beam sitting on external wall plate proposed to have new internal door + stud wall fitted below

As part of the proposed works on the ground floor the existing kitchen on the southern end of the building is proposed to be removed and internal fixtures and fitting removed. This room is to be changed to be a study and snug.

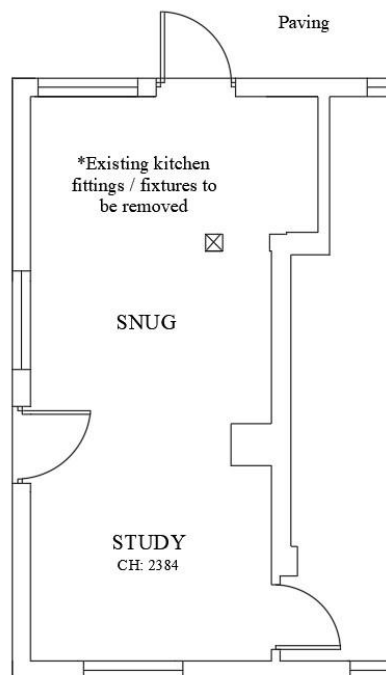


Figure 27 – Existing kitchen to be converted to study / snug.

Repairs

As part of the works it is proposed to repair or replace elements of the existing clay tiled roof. To ascertain the condition of the roof, the clay tiles may have to be removed. Depending on the condition, areas of the roof may require replacement if deemed necessary. This may be due to failed / rotten roof timbers, damaged tiles, battens or felt.



Associated Landscaping Works

As part of the works, it is proposed to provide a modest pathway around the sides and paving area to the rear of the dwelling. Currently, there is little or no areas of hardstanding on the north or west sides of the building. Stone paving will enable level or stepped access around the building. On the north and west sides of the building the paving will be raised from the external ground level. A glazed balustrade is proposed to provide protection from falling and enable the building to be visible behind the glazing. Due to the level changes at the side and rear, steps are proposed leading from the paving to the lower existing ground levels.

Due to the new kitchen and first floor bathroom and ensuite, the drains running to the existing septic tank will require adjustment.



Figure 28 – Proposed East Elevation

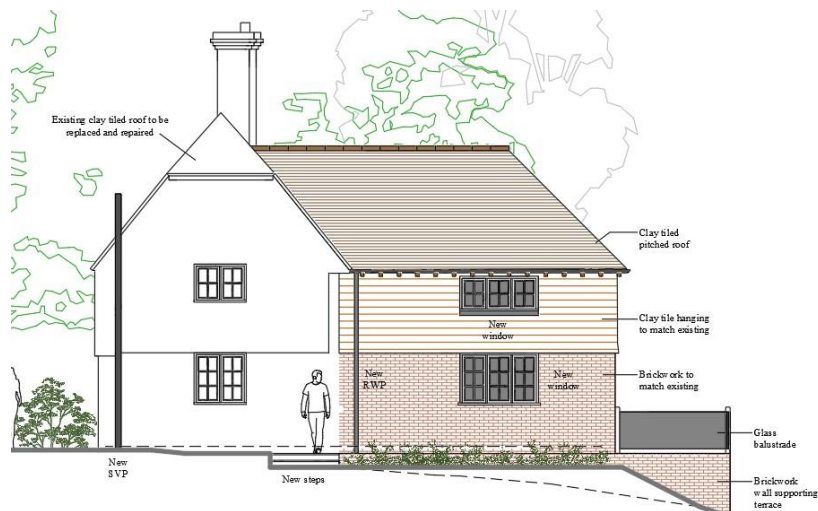


Figure 29 – Proposed North Elevation

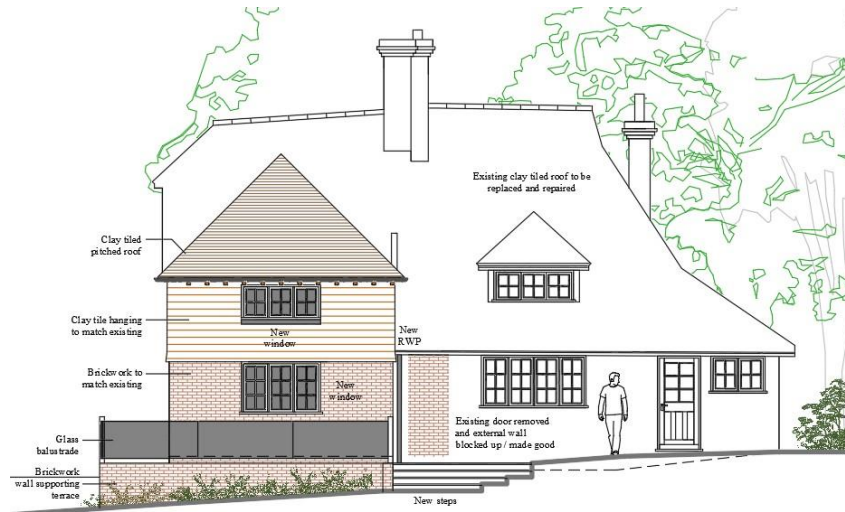


Figure 30 – Proposed West Elevation

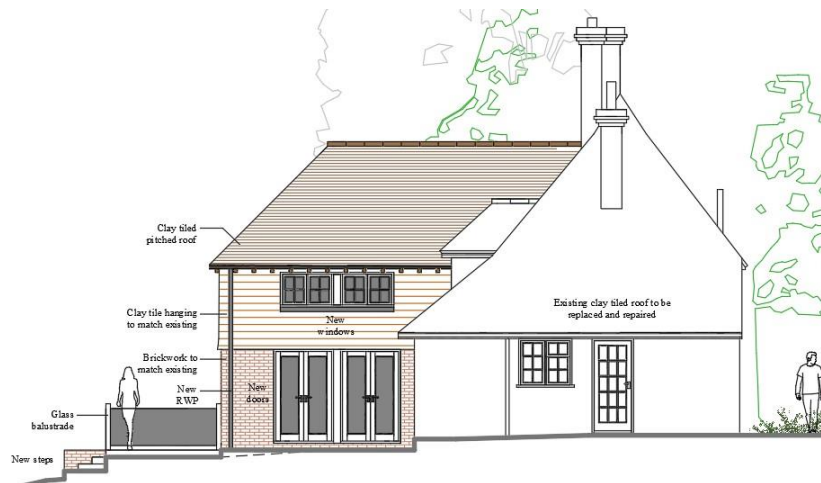


Figure 31 – Proposed South Elevation

7.1. Proposed Materials

External Walls	Brick. Timber frame clad in clay tile hanging
External doors	Painted timber or metal partially glazed doors. Slim double glazed.
Internal doors	Natural timber doors to match existing.
Windows	Painted timber casement windows with timber glazing bars. Slim double glazed.
Roof Covering	Clay roof tiles
Landscaping	Stone paving. Brick clad retaining wall with glazed balustrade.



7.2. Statement of significance

General significance

Red House Farm is a Grade II Listed dwelling located in a rural area. The oldest part of the dwelling originates from the 17th century. The primary use of the building up to the mid-20th century was believed to be a working farmhouse.

Proposals considered in the context of the significance

Proposal	Comments	Historic fabric affected / impact
Rear two storey extension	Removal of existing windows and sections of external walls beneath and to the sides of the windows will provide access into the extension at both ground and first floor level. The extension proposes to use traditional and matching materials in relation to the existing house.	The proposed extension is subservient in terms of height limiting the impact on the host dwelling. The amount of existing fabric to enable access into the extension at ground and first floors is minimised by providing these points where existing openings already exist. The existing timber frame external wall seems to have been removed in the past when the building was heavily altered in the 1950's, the external wall has been re-built in brick. Therefore, as parts of the brick external wall are to be removed due to the extension their removal can be justified. Services for the kitchen, and en-suite bathrooms will be provided mostly within the extension preventing additional loss of fabric. Any connections into the existing dwelling for services will be minimal and mostly affect modern external brickwork walls.



External alterations – proposed larder	The existing rear store on the ground floor is to be converted into a larder serving the new kitchen within the extension. The existing door providing access into the storeroom is to be removed and opening made good with brickwork. A new door is proposed providing access into the larder from the new kitchen.	The existing storeroom door is to be removed and opening blocked up. This is not thought to be a significant door or opening. A new door through the northern flank of the storeroom is proposed to provide access into the new extension. The loss of fabric to create this new opening is not thought to be significant as the store room is believed to have been within lean too extensions added sometime in the 19 th and 20 th century.
External alterations – proposed soil and vent pipe	A soil and vent stack is proposed serving the proposed bathroom at first floor level.	The proposed positioning of the SVP pipe externally prevents having to remove existing fabric internally. A small amount of external wall will need to be removed for the waste exiting the bathroom and connecting to the stack.
Internal alterations – Existing ground floor hall, bathroom and WC	Within the existing hall and bathroom a few internal alterations are proposed. The existing internal walls of the bathroom are proposed to be removed and a new timber stud wall erected. The existing door into the WC is to be removed and the wall blocked up and made good. The changes will form a new WC and utility room. As there is existing water pipes and waste pipes in this area, no new connections are required.	This area of the dwelling has undergone previous alterations in the 1950's and 1970's. The partition forming the current bathroom dates from the 1970's. Therefore, its removal due to it being modern fabric can be justified. The door into the existing WC that is proposed to be removed and wall blocked up is believed to be of modern fabric. The proposed partition re-introduces a partition to the underside of the surviving cross beam. The benefit of this is that this change re-introduces the historic bay width.



Internal alterations – Existing first floor bedrooms and landing	The existing northerly bedroom is proposed to be reduced in size to accommodate a new bathroom. On the northeast corner. The existing door into the bedroom is proposed to be replaced. A new dividing timber stud wall is proposed to form the new bathroom to the right side of the existing north facing window. A new externally mounted SVP pipe is proposed to serve the new bathroom. The reduced in size bedroom will be accessed via a new door made to fit under the existing timber cross beam. This will be a low height door due to this beam. To the right of the new door a new section of internal stud wall is proposed. Sections of internal walls are proposed to be removed in the adjusted bedroom to make the space functional. It is proposed the central bedroom on the first floor is to be lost to make way for a larger landing and connection to the new westerly extension. The existing door and stud walls either side leading into this existing bedroom are to be removed under the proposed works. A new cupboard on the west side of the existing chimney stack is proposed. This will be enclosed by a new door and stud wall. The existing kitchen to be converted into a study and snug.	The addition of a new bathroom on the first floor will cause minimal alterations to the existing fabric of the building. The key change is the introduction of a new stud wall dividing the bathroom with the reduced in size bedroom. Additionally, a new external mounted SVP pipe is proposed for the waste from this bathroom. Internal stud walls are proposed to be removed the from the current northern bedrooms and cupboard. These are believed to be of modern fabric dating from the 1950's / 1970's. A new internal stud wall and door is proposed along the line of the existing bay / cross beam. The benefit of this is that this change re-introduces the historic bay width and improves the legibility of the building. The introduction of a new cupboard to the west of the chimney stack requires a new stud wall and door which would not cause any loss of fabric. The conversion of the existing kitchen into a study / snug will require the removal of the existing fixtures and fittings associated with the existing kitchen. This work won't require the removal of any existing building fabric of any note.
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Repairs – Roof	To ascertain the condition of the roof, the clay tiles may have to be removed.	Depending on the condition, areas of the roof may require replacement if deemed necessary. This may be due to failed / rotten roof timbers, damaged tiles, battens or felt. These repairs are vital to maintain the existing building and allow it to survive as a habitable watertight structure.
Associated landscaping works	As part of the works, it is proposed to provide a modest pathway around the sides and paving area to the rear of the dwelling. Paving such as stone will enable level or stepped access round the building. On the north and west sides of the building the paving will be raised from the external ground level. A glazed balustrade is proposed to provide protection from falling and enable the building to be visible behind the glazing. Due to the level changes at the side and rear, steps are proposed leading from the paving to the lower existing ground level. Due to the new kitchen and first floor bathroom and ensuite, the drains running to the existing septic tank will require adjustment.	The proposed paving will not cause any loss of fabric to the existing building. Using natural materials such as stone paving will be appropriate due to the natural materials such as brick and clay tiles used on the existing building. By including a glazed balustrade, will allow the paving to be accessed safely as well as allow the existing building / proposed extension to remain legible. For the new paving and to carry out works to the existing drainage runs a small amount of localised ground works are required. The paving will require a level base which will require parts of the land at the rear and sides of the dwelling to be re-profiled, including introducing a raised section at the rear of the proposed extension.



8. Use

The usage of the site is for a residential dwelling and there is no proposal for change of use.

9. Scale

The size and mass of the proposed two storey extension is designed to be subservient in relation to the existing dwelling. The use of traditional materials such as brick, timber and clay tiles will enable the proposed structure to fit comfortably within the site.

10. Access

The site is accessed via a long private track. The site is located around a mile to the southwest of the village of Bolney, West Sussex.

11. Conclusion

The proposed works at Red House Farm are necessary to continued use and enjoyment of the heritage asset, ensuring that it remains a functioning family home for generations to come. The proposed extension is subservient in design to the host dwelling, and utilise existing openings to ensure that impact on historic fabric is kept to a minimum.

Planning policies have been considered as part of this application. We believe the proposal is not in conflict with current planning policy, therefore we consider planning permission can be justified for this application. As mentioned, policy DP34 of the local plan has been of particular note throughout the design process.

Stephen Langer Architects are local specialists in traditional architectural design and listed buildings, have designed the proposal on behalf of our client, in a vernacular style, appropriate to the attractive structure. As a practice, we believe traditional architectural design should reflect local building and material traditions and respect the influences that have shaped the built environment in this area.