

ref: 293/das:

**Design and Access statement for
Worth Lodge Cottage, High Street, Balcombe**

**Demolition of existing porch, construction of new porch and two storey rear extension, 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 Whittingham. 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 house householder application and comprises of the following:

- Demolition of existing porch
- Construction of new porch
- Construction of two-storey rear extension

The approach for the design and appearance have 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.

2.0 Site Use

The existing detached residential property is an attractive Victorian style cottage in an isolated location two miles north of Balcombe, set within large grounds that is well screened from the road by a combination of mature trees and bushes and a high boundary wall at the entrance to the site. The site also operates as a glamping site within the woodland.

3.0 Site Proposal

The proposal is to create a new porch and entrance to give the house more of a sense of arrival, that the home deserves. In addition, a two-storey rear extension to provide additional habitable accommodation.

4.0 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.

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5.0 Appearance

The proposal is for the following materials
walls; e.g. face brickwork plinth and clay tile hanging
roof; e.g. plain clay tiles
door and windows; e.g. timber
gutters and downpipes; e.g. cast iron and black pvc-u

6.0 Access

The pedestrian access and car access to the site and property will e.g. remain unchanged.

7.0 Sustainability

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

8.0 Conclusion

Overall, it seems that the proposal would not be out of scale or out of character with it's context.

MID SUSSEX DISTRICT PLAN

DP12 Protection and Enhancement of the Countryside

The countryside will be protected in recognition of its intrinsic character and beauty.

The materials and setting of the proposed building enhance the appearance and visual setting to the entrance of the site.

DP16 High Weald Area of Outstanding Natural Beauty

Strategic Objectives:

- 3. To protect valued landscapes for their visual and biodiversity qualities
- 11. To support and enhance the attractiveness of Mid Sussex as a visitor destination.

The proposal will be in keeping with the existing dwelling.

DP17 Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Strategic Objectives

- 3. To protect valued landscapes for their visual and biodiversity qualities

The trees and hedges will be protected and the proposed siting is close, but away, from the existing trees.

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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 design meets these policies to a high standard.

DP37 CHARACTER AND DESIGN

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planning. In particular, ancient woodland and aged or veteran trees will be protected.

The design doesn't impact on any trees, woodland or hedgerows.

BALCOMBE NEIGHBOURHOOD PLAN

Policy 3 Design

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and to avoid any significant detrimental effect on the landscape and natural beauty of the High Weald AONB

The ridge height on the existing house is not exceeded and the scale and massing is in keeping with the existing scale and character of the house.

MID SUSSEX DESIGN GUIDE -SPG

DG46 Provide attractive and usable external amenity space for all homes

As DP26, this policy is met through the good level of design, its scale, appearance and setting.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principles; 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)

As per justification in previous policies stated.

Paragraph 176

Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

As per justification in previous policies stated.

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