

Planning Statement for a Field Shelter on the land adjoining The Old Lodge

Prepared by: Mr William Lynch

Project Details

Site: The Old Lodge, Brantridge Lane Balcombe, RH17 6JR
Description: Field Shelter
Date: 11 December 2024
Applicant: Mr. William Lynch
Architect: Shirin Alavi, Shirin Alavi Architects
Arboriculturist: James Bell, Arbortrack Systems Ltd

Overview

Following the refusal of planning application **DM/24/0164** - Proposed single storey field shelter on land adjacent to, and subordinate to, The Old Lodge. The proposal has been refined. This refinement takes into consideration the feedback received in the Delegated Report and Decision Notice dated 18/03/2024.

The Planning statement from **DM/24/0164** should be re-read alongside the newly submitted drawings and the Arboricultural Impact Assessment & Method Statement. The pre-application engagement associated with this application can be found under references DM/22/1187 and later DM/23/0949.

The Planning Statement from planning application **DM/24/0164** remains relevant for this application, with the following amendments:

Page 3 – Site:

Please refer to new Site Drawings and note that the building has been repositioned further from the North boundary (Ditton Place) so the vegetation can be increased for screening and is slightly closer, and as close as it can be, to The Old Lodge. Consideration has to be given to the existing electricity kiosk and below ground cable.

Page 4 – Proposal:

The information remains the same – please refer to new Site Drawings.

Page 5 – Position:

Updates to the information - The proposed location is in the north of the site; 4m from the boundary with Ditton Place, 4m from the electrical kiosk and approximately 20m west of The Old Lodge. Please refer to new Site Drawings.

Page 6 – Orientation:

Updates to the information – Please refer to new Site Drawings - All information remains the same except the orientation of the building has been moved to face East (towards the existing access drive and The Old Lodge). This means the shortest lengths are facing the North boundary (Ditton Place public highway) and the South (neighbouring properties) so as to make minimum impact to the public highway.

Page 7 – Size and Scale:

Updates to the information – Please refer to new Site Drawings - All information remains the same except the size of the shelter has been reduced even further:

- The height has been reduced by amending the roof to half hips to two gable ends and the roof pitch has been reduced.

- The length has been further reduced by moving from three bays to two bays.
- Removal of the Wood Store
- The width of the building has also been further reduced.

The proposed field shelter is now 6.6m in length and 5.8m in depth and the ridge height of 5.3m far less than the main house.

Page 8 – Size and Scale:

Machinery and workspace will have to be cut back as necessary based on the smaller size of the shelter. Please refer to new site drawings.

Page 9 – Appearance and Materials:

Updates to the information – Please refer to new Site Drawings - All information remains the same except the roof is now half hips to two gable ends and the roof pitch has been reduced running north to south.

The appearance of the Field Shelter will reflect an agricultural building by cladding over the oak timber frame and using matching materials from the existing house for design and continuity.

Alongside the updates to the planning statement – it is also important to address specific points that led to the previous refusal:

Overly domestic appearance:

The timber cladding has been extended to cover the oak frame to ensure the appearance is that of an agricultural building and a move away from the appearance of a garage or domestic building.

Would not appear as a single storey, ancillary building:

The building has been reduced in size across the height, length and width as follows:

- The height has been reduced by amending the roof to half hips to two gable ends and the roof pitch has been reduced.
- The length has been reduced by moving from three bays to two bays and the log store has been removed.
- The width of the building has also been reduced.

It would be visible within the street scene and its scale, form and design would create a dominant and incongruous feature that would be exacerbated by its elevated position:

As stated above the building has been reduced in size as well as changing the orientation to face East (towards the existing access drive and The Old Lodge). This means the shortest lengths are facing the North boundary (Ditton Place public highway) and the South (neighbouring properties – although it was noted that the previous proposal was deemed acceptable in terms of the impact to neighbouring dwellings).

Roof-lights have also been reduced in number and are facing West and not the North boundary (Ditton Place)

Furthermore it would appear out of proportion and visibly divorced from The Old Lodge:

The building has been repositioned further from the North boundary (Ditton Place) so the vegetation can be increased for screening and is slightly closer, and as close as it can be, to The Old Lodge. Consideration has to be given to the existing electricity kiosk and below ground cable.

Overall the proposal would be harmful in design terms, would fail to respect the intrinsic character and beauty of the countryside and would not conserve and enhance the natural beauty of the High Weald Area of Outstanding Natural Beauty:

The building design has been updated to be aligned with an agricultural building design and as the applicants, we are willing to take further advice to amend the design if necessary.

Based on the addition of more vegetation to replace ash trees that were removed along the north boundary due to ash dieback, as well as additional planting on the land it is deemed that the proposal will not be detrimental to the High Weald Area of Outstanding Natural Beauty and will provide well needed storage for agricultural machinery and tools that will allow the land to be maintained and continue to be invested in, rather than an overgrown, unmaintained piece of land full of weeds and brambles that it once was.

As such it would not comply with policies DP12, DP16 and DP26 of the Mid Sussex District Plan, policy AS3 of the Ansty and Staplefield Neighbourhood Plan, the High Weald AONB Management Plan 2019 - 2024 and the National Planning Policy Framework:

- DP12: Protection and Enhancement of Countryside – addressed above and it is necessary for the purposes of agriculture.
- DP16: High Weald Area of Outstanding Natural Beauty – addressed above and should be aligned with this policy based on the following statement - Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.
- DP26: Character and Design – Addressed above through the change in design and scale.

- AS3 of the Ansty and Staplefield Neighbourhood Plan – as stated the proposal is required to conserve and enhance the natural beauty of the AONB area; and • meets the objectives of the High Weald AONB Management Plan.