

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for the demolition of a semi detached dwelling and extension to an existing dwelling at Mill House, Rowfant.

This application follows previously approved application DM/25/1967 for a similar proposal, with variations as detailed in the Proposed diagrams on page 2.

Existing Use: C3 Residential

Proposed Use: C3 Residential

DESIGNATIONS:

The site is does not fall within any Conservation Areas.

The site is located in a rural setting on a private road extending Eastwards off the Old Hollow. Rowfant Mill House, a Grade II listed building with reference 1354908 is located to the South West of the site along the access road.

CONTEXT:

The local area is rural and is surrounded by fields and woods. The Stables were originally part of Mill House, and have been used as independent dwellings for many years. The stables block comprises two dwellings. The proposed extension to Dwelling 1 is to utilise the existing footprint of Dwelling 2 in order to minimise any impact on the surrounding site. The built up area of the site will remain largely unchanged.

RELEVANT PLANNING HISTORY:

DM/24/3042 Certificate of Lawfulness Granted

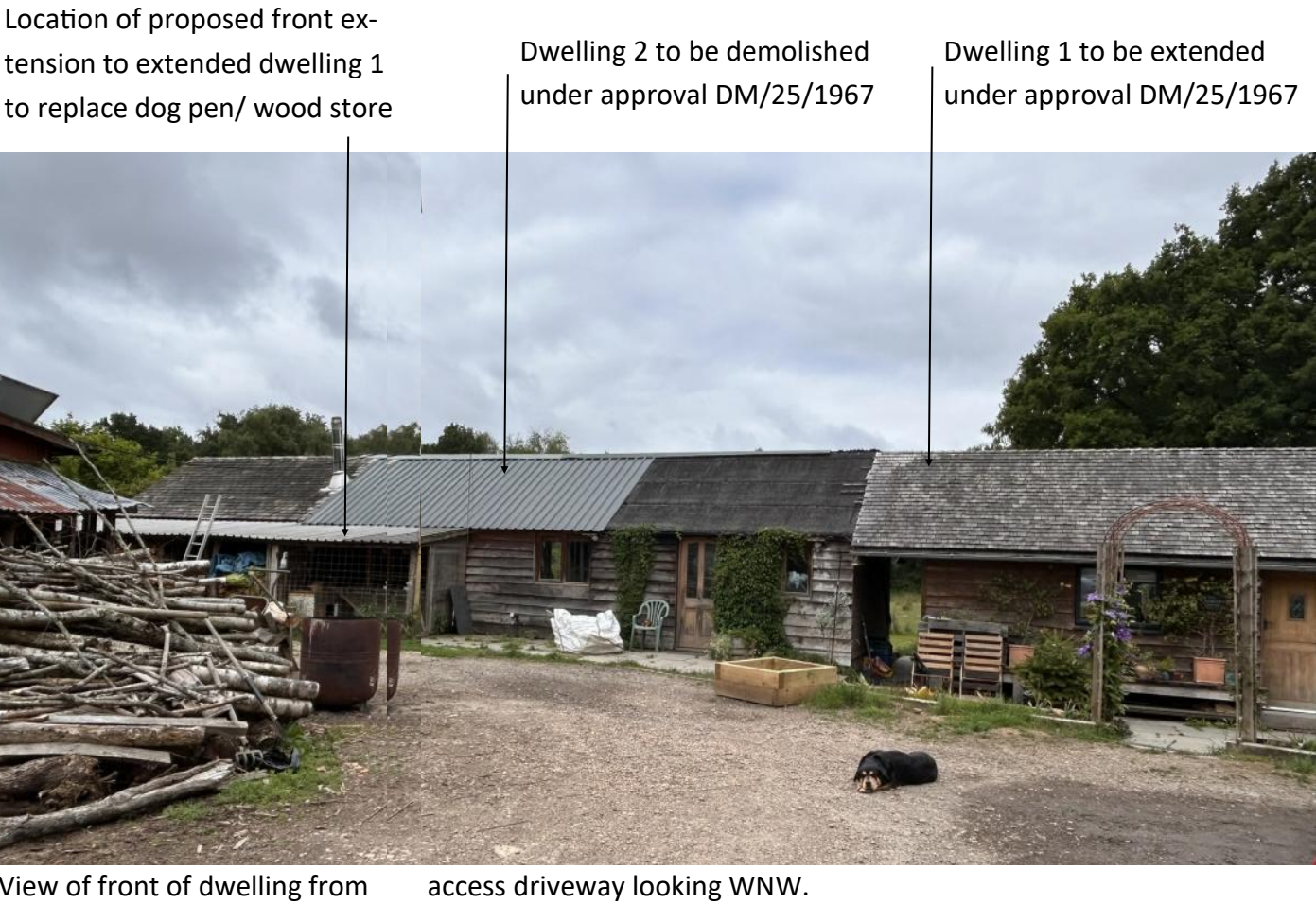
Application to establish the existing lawfulness of two independent residential dwellings.

Location: Annexe, Mill House, Old Hollow, Copthorne

DM/25/1967 Planning Permission Granted

Demolition of an existing dwelling. Erection of a new extension to Retained Dwelling comprising single storey living and bedroom accommodation. Extension to existing rear deck area.

Location: Annexe, Mill House, Old Hollow, Copthorne



EXISTING:

The site at the time of this application comprises two adjoining dwellings, both of which are single story with timber cladding and pitched roofs. Recent planning approval was granted to demolish one of the dwellings and extend the other over the footprint of the demolished.

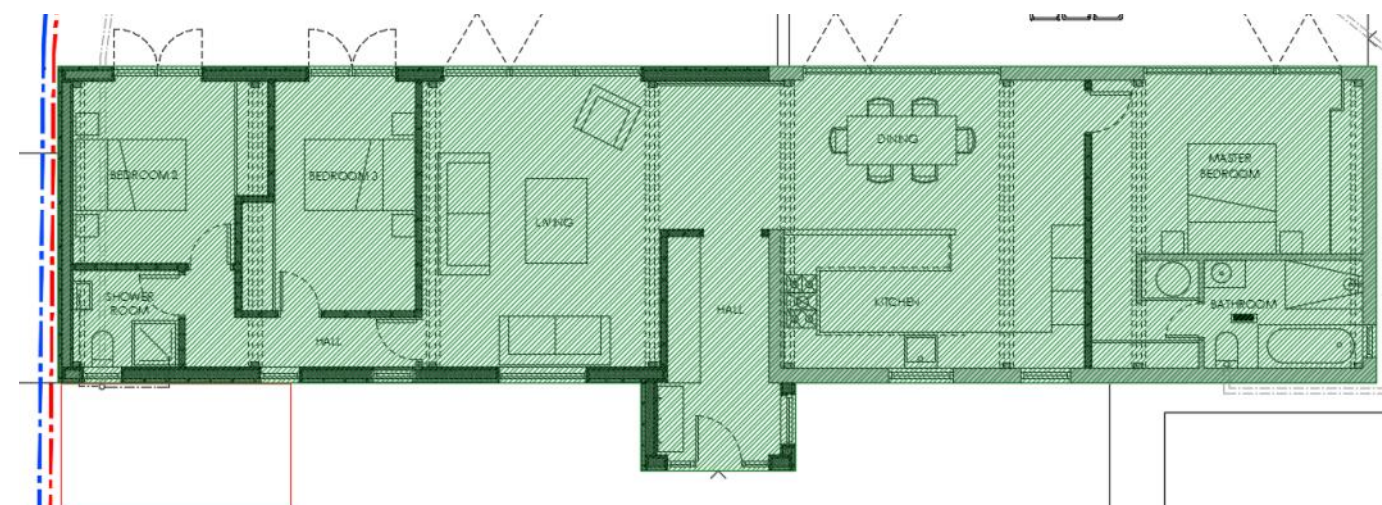


View of front of Dwelling 1

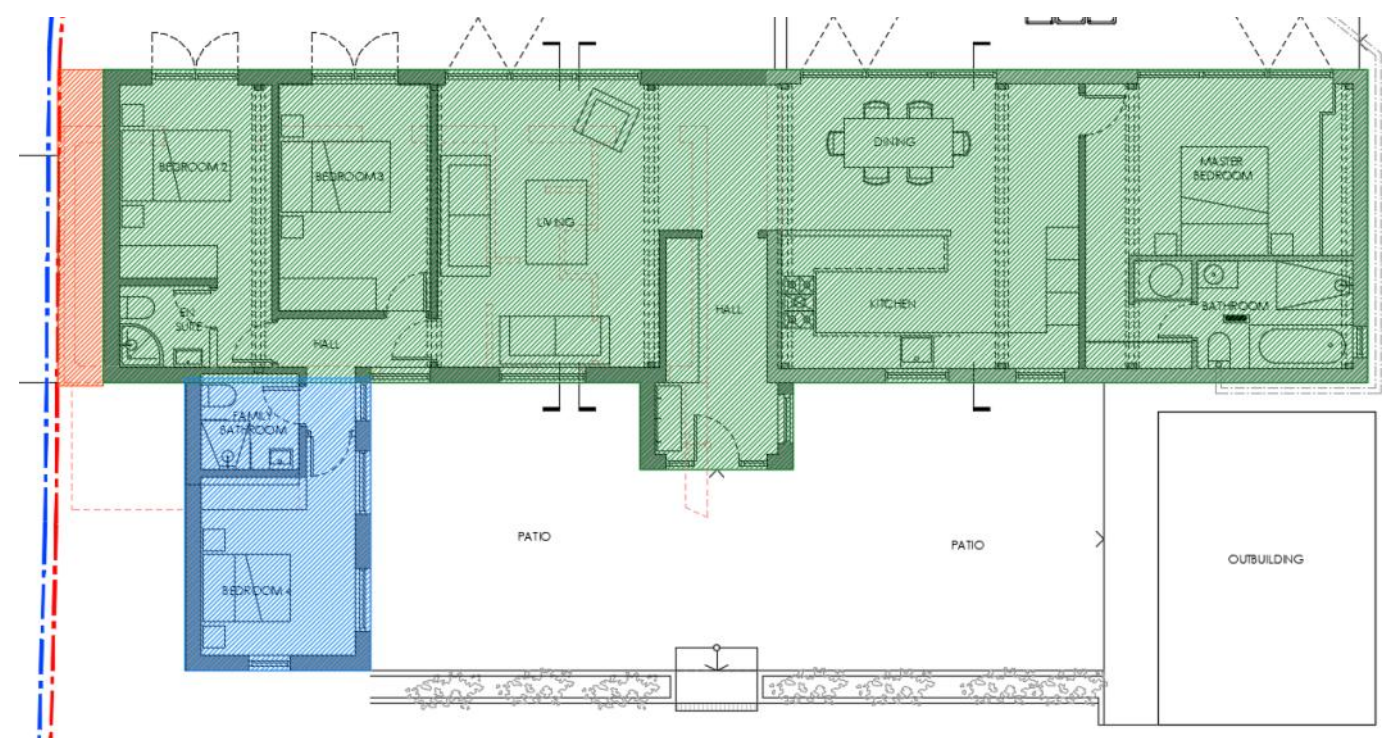


View of front of Dwelling 2 (to be demolished and replaced with extended dwelling 1)

PROPOSED:



Previously approved application footprint approved under DM/25/1967 is illustrated in green above.



This application seeks to reduce the length of the extended dwelling away from the boundary. This reduction is shown in orange above. This application also seeks permission to incorporate a front bedroom extension, shown in blue above.

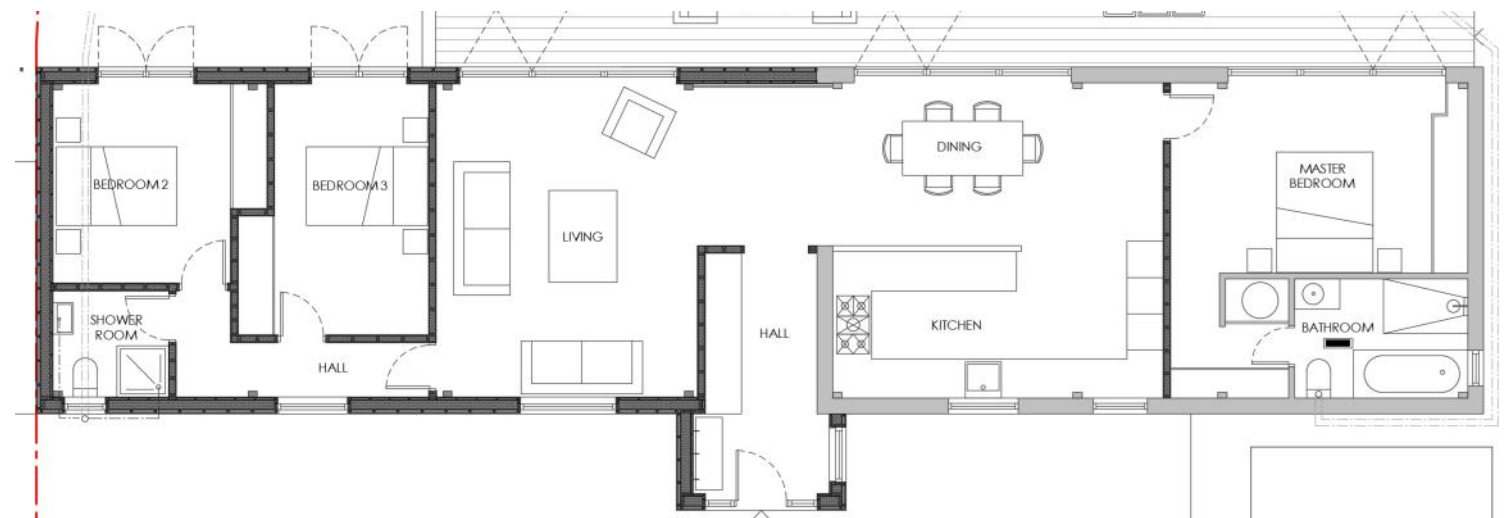
PROPOSED:

In accordance with permission granted for DM/25/1967, the existing dwelling is to be extended to the side to replace the demolished dwelling. Works have not yet commenced.

This application seeks permission to:

1. Reduce the extension length of the approved extended dwelling to provide separation and pull away from the South boundary.
2. Add a front extension to the approved extended dwelling. The extension is proposed to provide an extra bedroom and shower room for the family, and provide a more balanced and private approach for the dwelling.

The materials for the new extension are to match the existing house, comprising oak cladding and timber shingled roof.



Floor plan of approved dwelling, utilising the current footprint occupied by Dwelling 2.



Front elevation of previous approval granted.

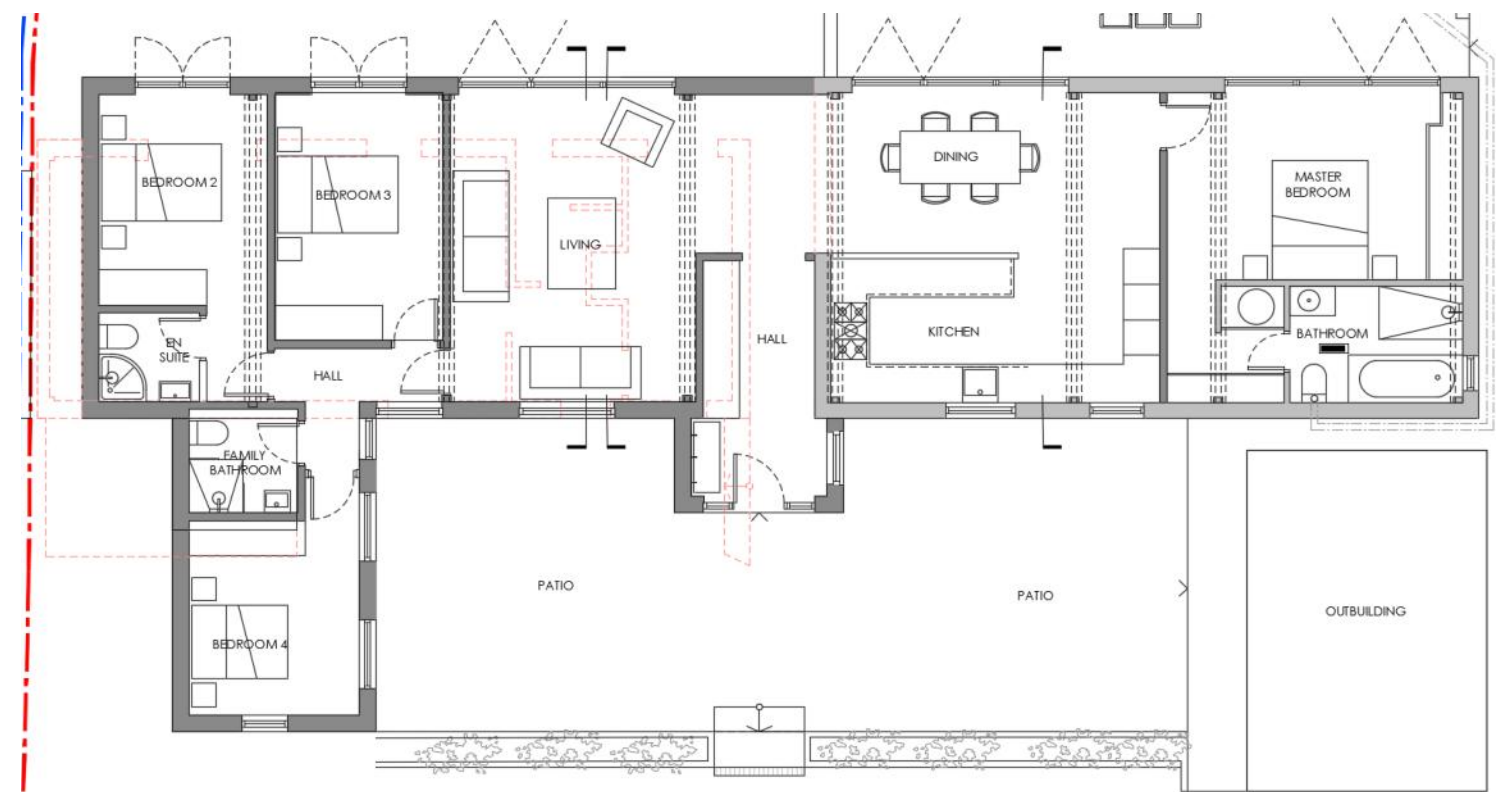
outbuilding



extension

outbuilding

Front elevation of current application with reduced length to the boundary end, and addition of front extension.



Floor plan of proposed dwelling with reduced length and front bedroom extension. The front extension is to create a more balanced approach to the house.

RELEVANT PLANNING POLICY:

Principle DG50 relates to front and side extensions and states:

'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...'

The proposed wing extension to the end of the building is not visible from the road.

The extension is subservient to the host dwelling and helps to balance the approach at the front arrival of the house.

The front extension extends into brownfield area where there is existing build up infrastructure (paving/ sheds)

Policy CNP15.3

'New development should include car parking spaces in accordance with the greater of: The latest WSCC guidance at the time the application is submitted. OR For residential units, provision of on-plot / off-street car parking spaces in accordance with the following table:

<i>Number of Bedrooms</i>	<i>Number of parking spaces</i>
<i>1</i>	<i>2</i>
<i>2</i>	<i>2</i>
<i>3</i>	<i>3</i>
<i>4+</i>	<i>4'</i>

The proposed bedroom extension increases the accommodation of the dwelling to 4 bedrooms. This requires 4 parking spaces.

As the site is a semi rural spacious plot well set back from the road there is plenty of parking space available.

BIODIVERSITY

Please refer to Appendix A at the end of this document.

CONCLUSION:

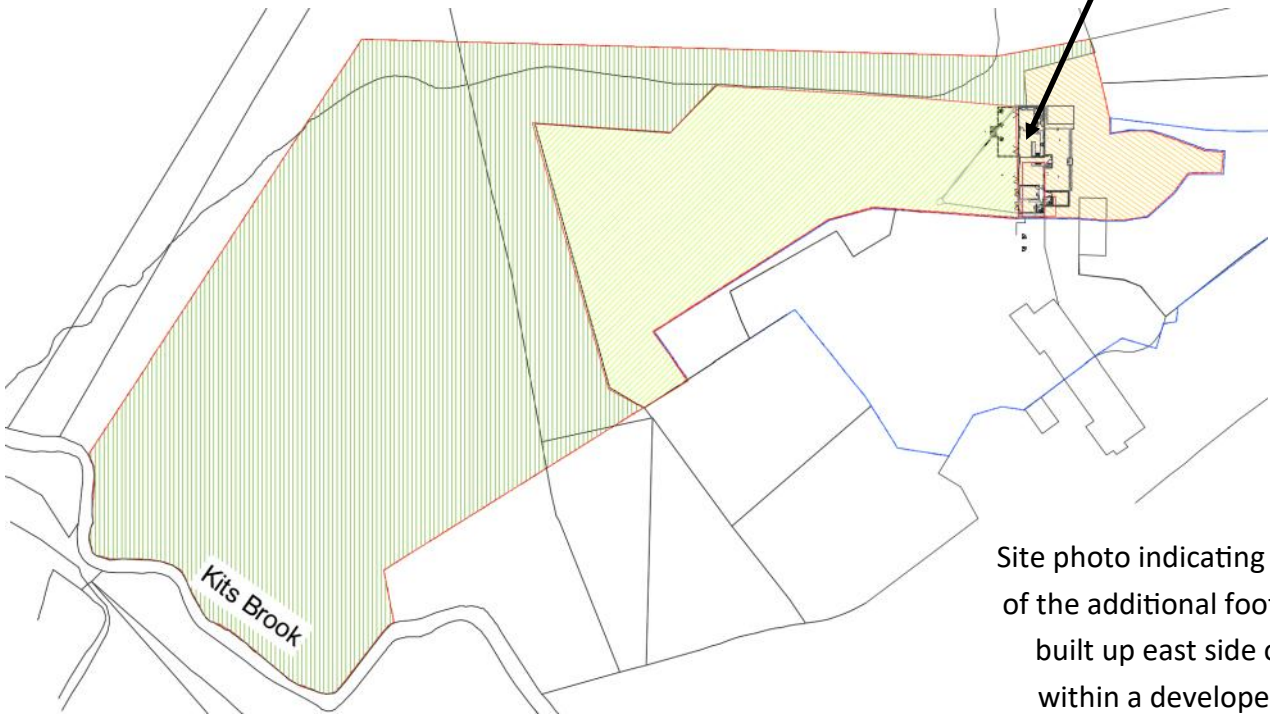
A front extension will not have a negative effect on massing as it conforms to the current roof heights.

The extended dwelling will not have any greater impact on the openness of the countryside due to the extension being contained within the built up area of the site to the East of the house, and away from the open countryside aspect to the West.



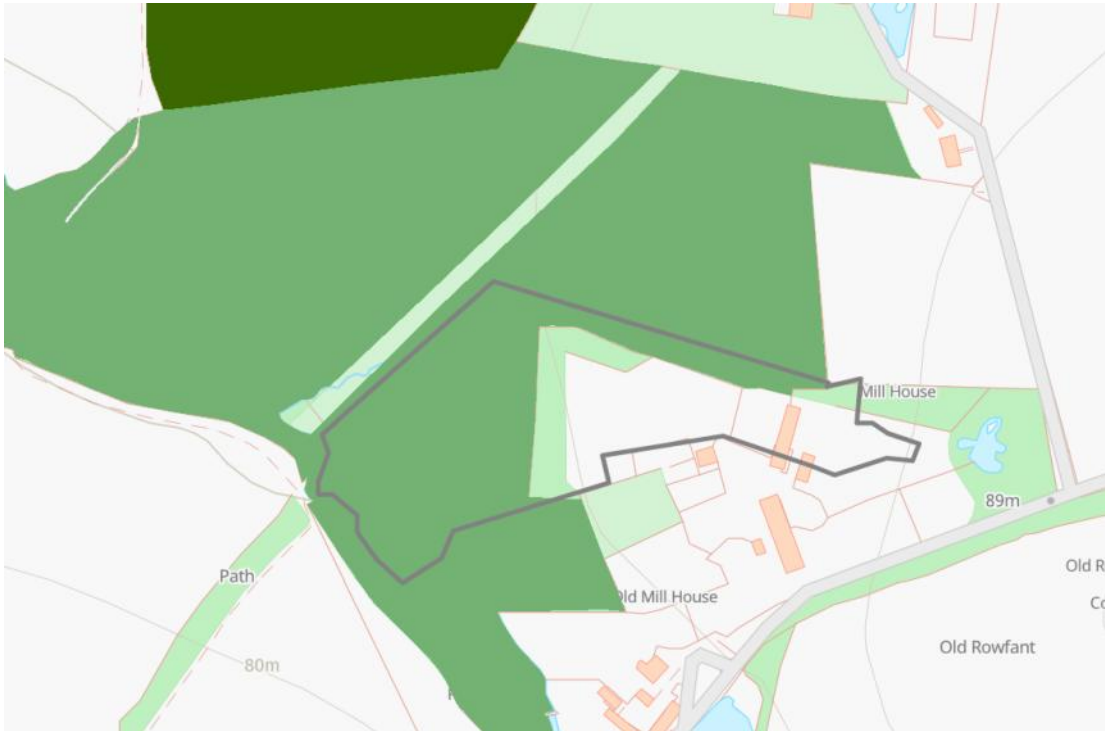
Aerial view of site

The Stables (Mill House Annexe)



Site photo indicating the location of the additional footprint to the built up east side of the house within a developed land zone.

Extract of Bio Diversity Plan —refer to drawing 160



Extract Screenshot of DEFRA Magic Website with site outline superimposed. The Deciduous Forest is shown in mid green, with the Ancient Woodland some distance to the North in dark green.

Previous approved planning application DM/25/1967 had a footprint uplift of under 25sqm, the De Minimus limit.

With the addition of the front bedroom extension, this pushes the increased footprint to just over the De Minimus limit.

The Biodiversity Plan diagram demonstrates that although slightly over the limit, the loss of habitat is limited to the zero rated Developed Land category. The extension covers land that is currently a dirt farm track

