

**PROPOSED
TWO-STOREY EXTENSION & ALTERATIONS ,
plus NEW DETACHED CAR-PORT
plus NEW DETACHED SWIMMING POOL BUILDING
to
EXISTING 2-Storey HOUSE

at

'MAPSONS'
LIDSEY ROAD, LIDSEY,
nr. BOGNOR REGIS,
WEST SUSSEX,
PO22 9PQ

for

Mr. & Mrs. P. Bailey.**

DESIGN and ACCESS STATEMENT
(to accompany Householder Planning Application)

Revisions:-

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Design and Access Statement
Extension, Alterations & New Outbuildings at 'Mapsons', Lidsey Road, Lidsey, West Sussex.

22/02/2021

This Statement should be read in conjunction with the following:-

- 251-02 revB Existing GA Floor Plans & Part Site Plan
- 251-05 revB Existing GA Elevations
- 251-35 revF Proposed GA Floor Plans & Part Site Plan
- 251-36 Proposed GA Elevations (West + South)
- 251-37 Proposed GA Elevations (East + North)
- 251-38 revA Proposed Swimming Pool GA Elevations
- 251-39 revA Proposed Car-Port GA Elevations
- 251 Location Plan 1-1250
- 251 Block Plan 1-500

1.0 Introduction

- 1.1 This Design and Access Statement is submitted to accompany a Householder Planning Application. The application site sits on the A.29 Lidsey Road, south of the village of Aldingbourne.
- 1.2 This Application is for a re-design of the proposed two-storey extensions and alterations to the existing detached house, further to the 2014 Householder Approval ref: AL/71/14/HH. This application also includes a proposed detached, single-storey Car-Port building and a separate, proposed detached single-storey Swimming Pool building.

2.0 The Site

- 2.1 'Mapsons' is a detached 2-storey domestic dwelling, built in the late 1920's, which sits on a large plot of land, occupying a corner site on the junction of the main A.29 Lidsey Road and Sack Lane. The house is a small 4-bedroom property which has changed very little since its original construction. The property includes a large pond, sitting fully within the site boundaries, which is believed to have been used historically as a 'watering stop' for commercial horse-drawn coaches working on the Bognor Regis to London route.
- 2.2 The western site boundary, in part, forms the roadside boundary to the A.29 Lidsey Road and includes the site entrance. The western boundary also wraps around the adjacent dwelling-house property of 'Pond Cottage'.
- 2.3 'Mapsons' sits opposite the Lidsey Farm and Lidsey Barn properties which are on the eastern side of the A.29 Lidsey Road. Fields that form part of Lidsey Farm also wrap around the northern & eastern sides of the 'Mapsons' property.
- 2.4 The south-eastern corner of the 'Mapsons' property, occupied by the pond, also forms the boundary to Sack Lane and the boundary with the adjacent Sack lane dwelling-house property of 'The Grange'.
- 2.4 The 'Mapsons' property includes a large variety of trees and established planting, particularly around the pond. The northern and eastern boundaries, between the 'Mapsons' house and the Lidsey Farm fields are also lined with extensive, tall, deep mature 'leylandii' hedgerows that run continuously from the site entrance on the A.29 Lidsey Road around to the pond, which both shield the house from view from outside the site and provide the house with a large degree of privacy and security.
- 2.5 Although the 'Mapsons' house has changed very little since its original construction, the house now includes:-
 - a separate 2-bay oak-framed garage building with workshop / store room above, sitting between the site entrance and the adjacent 'Pond Cottage', covered by a 2014 Planning Approval.
 - the addition of an oak-framed single-storey Garden Room / Conservatory attached to the south side of the house. The Conservatory formed part of a separate 2014 Planning Approval for extensions and alterations to the house.
- 2.6 'Mapsons' is not a listed building. Also, the 'Mapsons' site does not sit within any conservation area or other area of special interest.
- 2.7 Views of the existing house can be seen in the photographs included below.

- 2.8 View of part of the western side of the 'Mapsons' house, seen from the site entrance.



- 2.9 View of the south-western corner of the 'Mapsons' house.



- 2.10 View of the south of the 'Mapsons' house, with the recent Conservatory addition, seen from the garden and pond.



- 2.11 View of the rear, eastern side of the 'Mapsons' house, with the existing attached garage alongside the northern boundary.



- 2.12 View of the 2014 oak-framed garage building, seen from the 'Mapsons' house.



3.0 Planning History

- 3.1 2014 Approval ref: AL/39/14/HH for a two-bay detached two-storey garage building with workshop / store room over. This building was erected in 2015.
- 3.2 2014 Approval ref: AL/71/14/HH for two-storey extensions to the sides and rear of existing house, including demolition of existing attached garage & outbuildings. Work commenced on these proposals in 2017, but only the Conservatory was constructed, attached to the southern side of the house.
- 3.3 2017 Approval ref: AL/69/17/DOC for release of Condition No. 3 of Approval ref: AL/71/14/HH (schedule of materials & finishes for external walls & roof).
- 3.4 2017 Approval ref: AL/73/17/HH for erection of new 2.40m high green, anti-climb permanent fence & planting to the Sack Lane boundary, to replace temporary fence. This affected the setting of an adjacent listed building.
This followed the removal of the original boundary fence and established mixed species hedgerow, by mistake, by road works contractors involved with improvements to the Sack Lane road junction.

4.0 Proposals

- 4.1 This Application is for a re-design of the proposed two-storey extensions and alterations to the existing detached house, approved in the 2014 Householder Approval ref: AL/71/14/HH.
- 4.2 The 2014 Extensions and Alterations Approval would have provided a large 4-bedroom house, but much of the original house would have been lost or altered. The gross floor area of the 2014 proposals would have increased the original by approx. 248 sq.m.
Building work was started in 2017, after release of the materials condition from the 2014 approval, but only the Garden Room / Conservatory part of the approved extensions was constructed.
- 4.3 The current proposals will retain much more of the original house than previously, and will include the single-storey Garden Room / Conservatory.
The proposed two-storey extension will still sit more to the north and north-east of the house than the 2014 proposals. The resulting house will provide a 5-bedroom dwelling, and the ground floor accommodation will include an additional one-bedroom 'Granny Annexe' which will replace much of the ancillary rooms in the 2014 proposals, allowing the family to accommodate elderly relatives.
The gross floor area of the current proposals will increase the existing house by approx. 263 sq.m.
Provision of the 'Granny Annexe' is the main reason for the redesign of the proposed extension.

- 4.4 The design and finishes of the proposed extension is intended to be similar to and respect the original house, in the same way as the 2014 proposals.
The proposed extension roof will have a ridge height to match the original house main ridge, but the connections of new roof to existing will allow the extension to be seen as the 'addition', whilst much of the existing roof shape will be retained.
In addition, much of the proposed extension will be masked from view from outside of the site, by the existing tall mature hedgerow along the northern and eastern boundaries.
- 4.5 In addition to the proposed two-storey extension, the application includes for a separate proposed single-storey 2-bay Car-Port building to be positioned between the existing site entrance and the northern boundary hedgerow.
This building will be oak-framed, open-fronted and with horizontal timber weather-boarding to exposed walls and with a plain clay tiled pitched roof. The intention is to match the existing adjacent garage building erected in 2014.
Whilst the property can accommodate at least 5no. cars, the existing old attached garage is too small for most modern vehicles, and the 2014 garage building provides the only 'covered parking'.
Provision of the proposed Car-Port building will increase the 'covered parking' provision and relieve the pressure on the existing driveway and manoeuvring space.
Much of the proposed Car-Port building will be masked from view from outside of the site, by the existing tall mature hedgerow along the northern boundary.
- 4.6 In addition to the proposed two-storey extension, the application includes for a separate proposed single-storey building to house a swimming pool and exercise room. This will be positioned between the house and the pond, close to the eastern boundary hedgerow.
The building will replace an existing timber shed and separate timber small summer-house.
2no. existing pine trees will also be removed, although one tree is small and immature.
This building will also be oak-framed, with horizontal timber weather-boarding to exposed walls and a plain clay tiled pitched roof. The garden elevations will include large glazed panels and horizontal sliding 'bi-fold' type doors.
The intention is to match the existing oak-framed garage building, the proposed Car-Port building and the recent Conservatory addition to the house.
- 4.7 The existing 'Mapsons' property and site is large and can easily accommodate the proposed extension and the separate Car-Port and Swimming Pool buildings.
Whilst the Car-Port and Swimming Pool buildings will reduce the available garden areas slightly, the property will still enjoy a large garden, with established existing planting, and the existing pond and its surroundings will not be affected by then proposals.
The proposed two-storey extension will sit on the part of the site that is currently hard-paved and / or covered by existing outbuildings.

5.0 Access to the Site.

- 5.1 Access to the property will not be affected in any way by the proposals, for either pedestrians or vehicles. The existing access to the property from the A.29 Lidsey Road is for vehicles and pedestrians only and includes a 'pull-in' area between the road pavement and the entrance gates, for vehicles to wait whilst the existing entrance gates are opened.
The property is fully enclosed by fences, tall mature hedgerows and / or established mixed species planting & undergrowth.
- 5.2 The property has existing parking for at least 5no. cars.
The existing house includes 1no. small, old attached single garage, but this is in a poor state of repair, positioned tight against the northern boundary and is not capable of housing modern vehicles - this garage will be replaced by a new single garage within the proposed extension.
The property also includes an existing 2-bay detached, oak-framed car-Port building adjacent to the site entrance, following the 2014 Householder Approval ref: AL/39/14/HH.
3no. cars can also be parked on the driveway between the entrance gates and the house.

- 5.3 There is no intention to alter the existing vehicular and pedestrian access.
There is no intention to reduce or adversely affect the existing on-site vehicular parking provision.

6.0 Flood Risk Statement.

- 6.1 Although the property includes the existing pond within its site boundaries, all parts of the property including the pond fall within 'Flood Zone 1' according to the Environment Agency's Flood Map.
All parts of the site are deemed as 'very low risk' of flooding from rivers.
- 6.2 The southern part of the property around the existing pond, and the adjacent property 'Pond Cottage' are shown as being of 'low' and / or 'medium' risk of flooding from surface water, according to the Environment Agency's Flood Map.
However, the existing 'Mapsons' house and Car-Port building and the parts of the site for all proposed extensions and proposed outbuildings are sited on land on slightly higher ground, which is deemed as 'very low risk' of flooding from surface water, according to the Environment Agency's Flood Map.
- 6.3 The applicants have owned and lived in the 'Mapsons' house since 2004, during which time there has not been any flooding events that affected the existing buildings.
The applicants are also not aware of any historical flooding events before 2004 which affected the existing house.

7.0 Conclusions.

- 7.1 This Application is for a re-design of the proposed two-storey extensions and alterations to the existing detached house, which gained the 2014 Planning Approval.
Although the gross floor area of the extended house will be slightly larger than the 2014 approval, the main reason for the redesign is the need to include a 'Granny Annexe' so that the family can accommodate elderly relatives.
- 7.2 The inclusion of the proposed separate Swimming Pool building will provide ancillary facilities for the extended family.
The inclusion of the proposed separate Car-Port building will provide additional 'covered parking' and relieve pressure on the existing drive and vehicles manoeuvring space, whilst maintaining the existing on-site car parking provision.
- 7.3 The proposed two-storey extension and both of the proposed separate single-storey buildings will be mostly masked from view from outside of the site by the existing tall, mature hedgerows which run continuously around the northern and eastern boundaries, from the existing site entrance round to the existing large pond.
- 7.4 The existing 'Mapsons' property and overall site is large and can easily accommodate the proposed extension and the separate Car-Port and Swimming Pool buildings, without affecting the existing pond and adjacent surroundings.
'Mapsons' is bounded on two sides by the existing Lidsey Farm's open fields and the proposal will be well shielded from other adjacent properties.
- 7.5 'Mapson's is not a listed building, and it does not sit within any conservation area or other area of special interest.
- 7.6 In view of the above, it is hoped that the Council will be able to support this Planning application.

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