



Design & Access Statement

**PROPOSAL:
ERECTION OF
TWO-STOREY SIDE EXTENSION**

**SITE:
CONIFERS
(FORMERLY EVERGREENS ANNEXE)
LEVEL MARE LANE
FONTWELL
WEST SUSSEX PO20 3SA**

**APPLICANT:
MR I STENT**

The Design Component

Amount of Development

Consent is here sought for to construct a two-storey side extension comprising an enlarged lounge and separate study on the ground floor and master bedroom with en-suite bathroom at first floor level. The extension would have a gross internal floor area of 99m².

Layout

The proposed extension would be located on the east side of the existing property and would create a T-shaped footprint. The extension would require the removal of a section of leylandii hedging that runs along the side of the existing access drive.

The extended dwelling would continue to be provided with private amenity space to the front and rear. Access would be via the existing crossover onto Level Mare Lane. There is an existing garage building to the rear of the dwelling, and this would be retained for ancillary domestic purposes (parking, storage, etc). Below is the block plan showing the layout for the site.

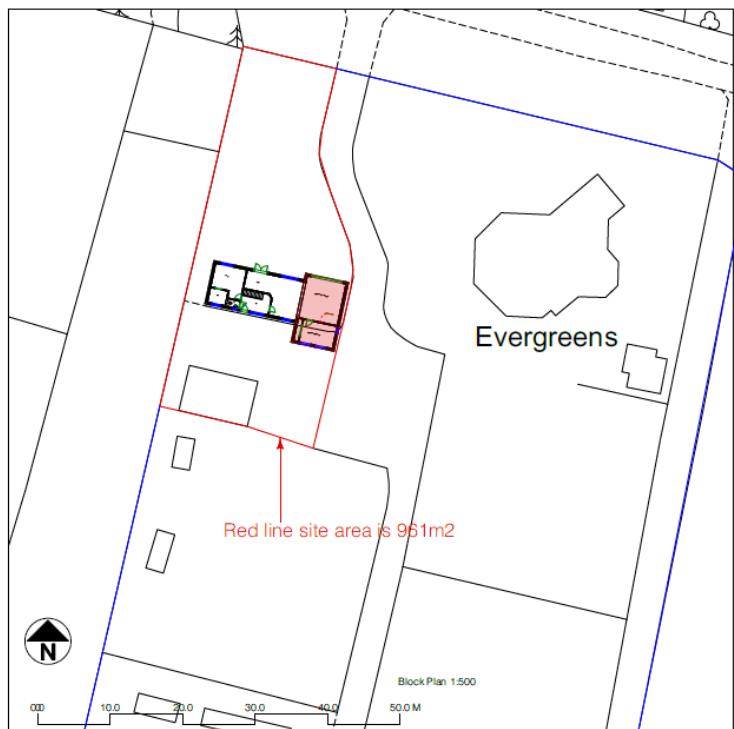


Figure 1 – Proposed block plan

Appearance

The extension would comprise a two-storey gable element located perpendicular to the existing chalet bungalow. It would have a ridge height of 6875mm and would have substantial areas of glazing on the north and south gable ends. The walls are proposed as a mix of render and tile-hanging whilst a plain tile roof is proposed to match the existing.

A small dormer is proposed on the west elevation and this would cut through the eaves. A Juliette balcony is proposed on the north gable elevation. Three roof lights are proposed on the east elevation above which would sit an array of solar panels.

Below are the proposed north and south elevations of the extended building.



Figure 2 – Proposed north and south elevations

Landscaping

The existing plot has boundary planting comprising leylandii hedging which has grown up to about 5 metres in height. This hedging encompasses the front and side boundaries of the application site and produces a very enclosed front garden. The intention is to reduce the height of this hedging down to 2 to 3 metres in height. Replacement planting will take place along that section of hedging proposed for removal at the point the extension is proposed.

The Context Appraisal

Level Mare Lane is a C-class road that runs east to west, in a position just to the south of Fontwell Racecourse. The application site lies on the south side of the Lane, in a position opposite its junction with Denhams Lane.

Evergreens is a modern dwelling, owned and occupied by the applicant. The aerial photograph below places the site in its immediate context.



Figure 3 – Aerial photograph of application site

Conifers itself is a two-storey, chalet-style dwelling having significant flat roof dormer windows to the north and south elevations. These elevations are reproduced in drawings below.

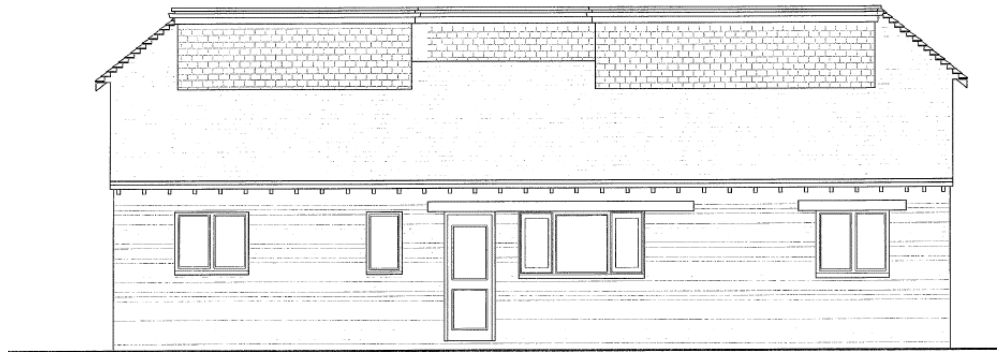


Figure 4 – Front elevation of Conifers

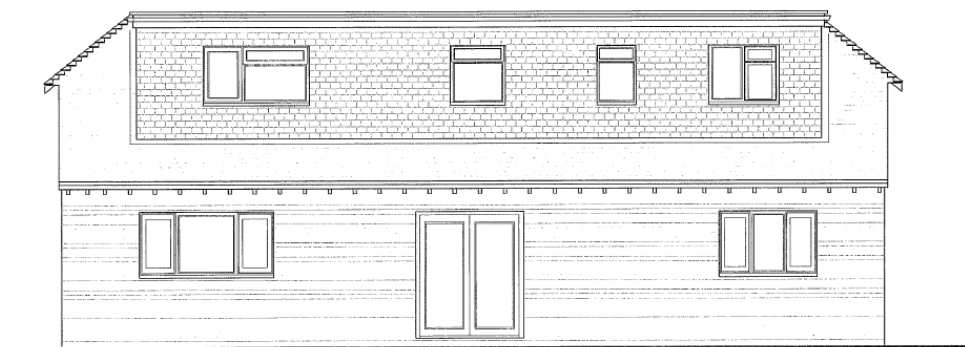


Figure 5 – Rear elevation of Conifers

Conifers, as can be seen from Figures 4 and 5, has had a poorly executed loft conversion which has involved the construction of substantial flat roof dormer windows.

National Planning Policy Framework 2018

The recently issued revised NPPF again emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives to sustainable development, and these are:

- An economic objective – to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right place and at the right time to support growth.
- A social objective – to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering a well-designed and safe built environment with accessible services and open spaces and reflect current and future needs and support communities, health, social and cultural wellbeing.
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

There remains a presumption in favour of sustainable development within the NPPF. For the decision-maker this means approving development proposals that accord with an up-to-date Development Plan without delay or, where there is no Development Plan policies or the policies which are most important for determining an application are out of date, granting planning permission unless:

- The application and policies within this Framework that protect areas or assets of particular importance, provides a clear reason for refusing the development proposed or:

- 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.

Arun District Local Plan 2011-2031 (July 2018)

Relevant policies within the adopted Local Plan include **SD SP1, SD SP2, C SP1, LAN DM1, D DM4, QE SP1**. These are reproduced in full overleaf.

Policy SD SP1

Sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

Policy SD SP2

Built-up Area Boundary

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

Policy C SP1

Countryside

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or
- b. for quiet, informal recreation; or
- c. for green infrastructure; or
- d. for the diversification of the rural economy; or
- e. for road and/or cycle schemes; or
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.

The Council will take into account cumulative impact of development in the consideration of planning applications.

To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

Policy LAN DM1

Protection of landscape character

Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting

Policy D DM4

Extensions and alterations to existing buildings (residential and non-residential)

When considering applications for extensions and alterations to existing buildings, the Council will require that:-

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Developments shall also be consistent with all other Local Plan Policies.

Policy QE SP1

Quality of the environment

The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

Relevant Planning History

Under application ref. AL/76/19/PL planning consent was granted to replace Conifers with a three-bed chalet dwelling having a gross internal floor area of 251m². Below and overleaf are elevation and floor plan drawings of the approved replacement dwelling.

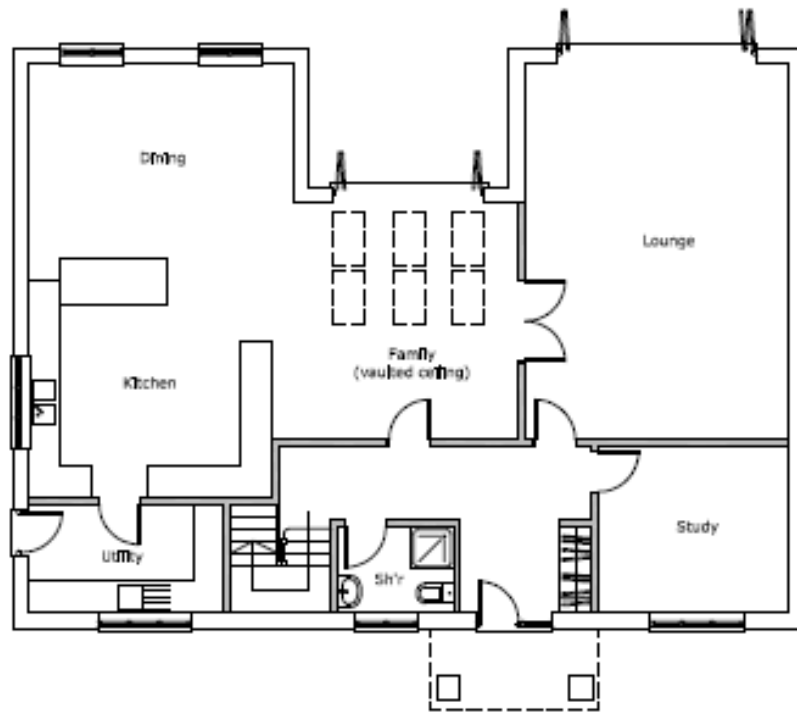


South elevation

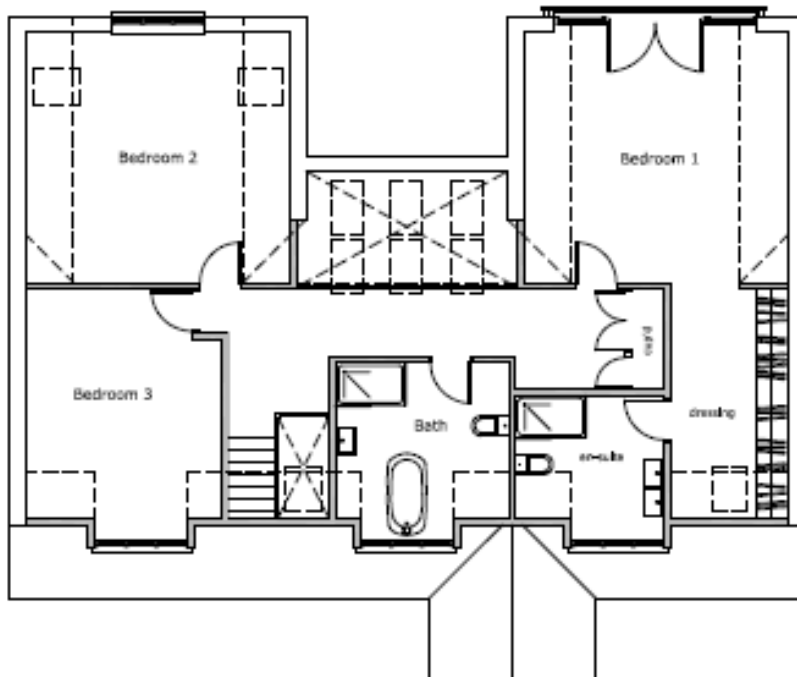


North elevation

Figure 6 – Front and rear elevations of replacement dwelling approved under application ref. AL/76/19/PL



Ground floor plan



First floor plan

Figure 7 – Floor plans of replacement dwelling approved under application ref. AL/76/19/PL

Evaluation

The starting point for consideration of this application is the fact that there is an extant approval for a replacement dwelling having a gross internal floor area of 251m². The extension here proposed measures 99m² (gross internal) whilst the existing dwelling has a gross internal floor area of 107m². The extended house would therefore measure 206m² (gross internal) and is consequently 45m² smaller than the approved replacement dwelling. Given this fact, the size of the proposed extension is considered appropriate.

The extension has been designed as a contemporary addition to what is otherwise a somewhat suburban chalet bungalow. Appropriate materials are proposed to reinforce this contemporary feel and the resultant extended dwelling is considered of superior design to the existing structure.

It is accepted that the extension will almost double the size of the existing property, but it has to be acknowledged that the resultant extended dwelling would still be smaller than the replacement approved under application ref. AL/76/19/PL.

The ridge height of the extension would be slightly higher than that of the original house, but this is inevitable if a first floor is to be achieved. The existing property only has a first floor by virtue of the fact that there are large ridge high flat roof dormers to both the front and rear elevations. This is not a design feature which is desirable to repeat. The first floor on the extended property has, to a degree, been contained within the roof space. First floor eaves levels on the extension are significantly below standard two-storey eaves heights.

The extension has no impact on the residential amenities of the only neighbouring property (Evergreens). There is sufficient space between the two properties to avoid any overshadowing or loss of outlook. First floor windows have been omitted from the east side elevation so as avoid any overlooking.

The extended dwelling would not form a prominent feature within the street scene as a result of existing boundary planting and its recessed position back from the public highway.

The extension necessitates the removal of a small section of leylandii hedging. This can be replaced with more appropriate planting comprising natural species of tree and hedging. The grant of planning approval can be made the subject of a landscaping condition.

Access off the public highway will remain unchanged. The existing crossover onto Level Mare Lane has good visibility in both directions and is safe and convenient to use. Parking remains to the rear and the existing garage would continue to serve for ancillary domestic parking and storage.

Given these facts, it is considered that the development meets sustainability, countryside protection, extension and design quality policies contained within the Local Plan. These comprise **SD SP1, C SP1, LAN DM1, D DM4** and **QE SP1**.