



Design & Access Statement

**PROPOSAL:
DEMOLITION OF EXISTING DWELLING
AND ERECTION OF REPLACEMENT TWO-STOREY,
CHALET-STYLE DWELLING**

**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 a three-bed, chalet-style dwelling to replace the existing two-bed chalet.

Layout

The proposed replacement dwelling is sited to front south, towards the existing garage building. It would sit on the footprint of the existing dwelling but would extend the envelope of the building slightly to the north and east.

The replacement 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 current dwelling, and this would be retained for ancillary domestic purposes (parking, storage, etc).

Parking spaces are shown in front of this garage building on the submitted plan. Below is the block plan showing the layout for the site.

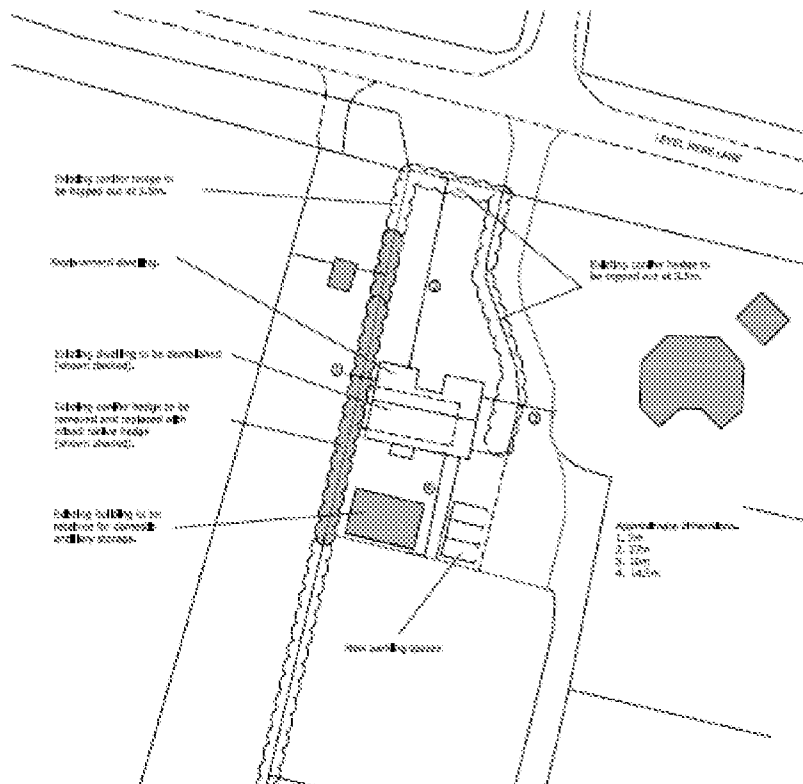


Figure 1 – Proposed block plan

Appearance

The replacement dwelling has been designed as a two-storey, chalet-style property where the first floor is contained within the roof space. Below is the proposed front (south) elevation of the proposed dwelling.

Figure 2 shows the proposed dwelling as being articulated with three small gabled dormer windows in the front roof slope and an external porch located slightly off centre. The main roof has a barn hip end.

A mix of stock brick is proposed, and elements of cedar timber boarding are proposed for the walls. The roof would be covered in a red plain tile. Precise details of materials would be the subject of a condition on any planning consent.



Figure 2 – Front elevation of proposed dwelling

The rear elevation of the property is articulated with two larger, partially glazed, gabled elements.

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 remove the hedging from the part of the west side boundary and replace it with a hedge comprising mixed

native species, such as blackthorn, hawthorn, beech and holly. The leylandii hedging would be retained on the north, east and part of the west boundaries but would be reduced in height to 3.5 metres. Precise details of the landscaping would be agreed as part of an appropriate condition placed on any planning consent.

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 overleaf.

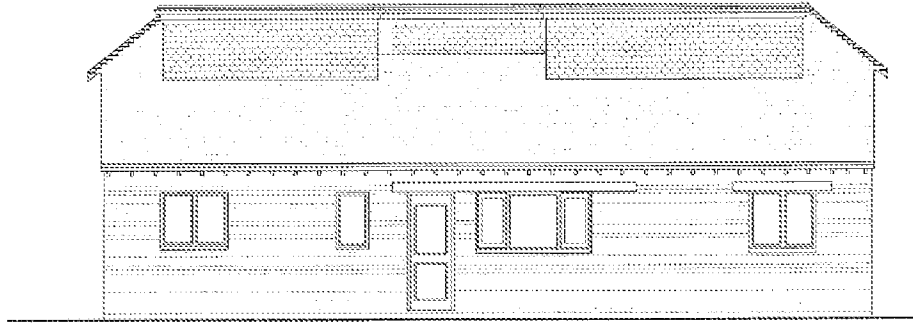


Figure 4 – Front elevation of Conifers

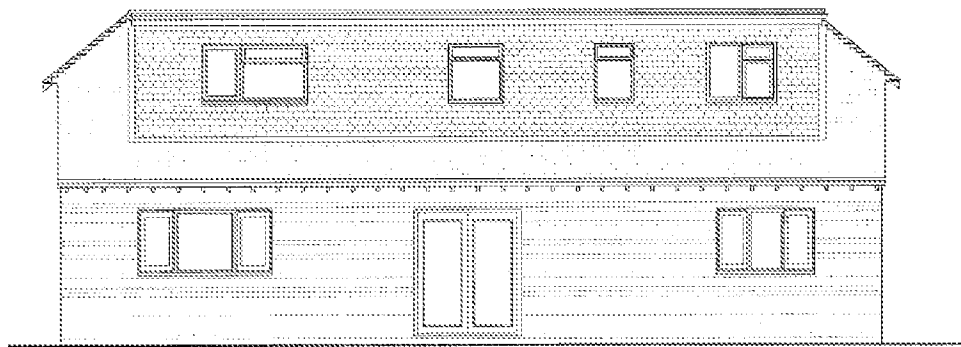


Figure 5 – Rear elevation of Conifers

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.

Planning Policy Context

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** and **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 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.

Evaluation

Conifers is a dwelling that was certified lawful as a C3 single family dwelling house under application ref. AL/72/18/CLE. Given this fact, in principle, its one-for-one replacement is acceptable in planning policy terms.

The existing dwelling has a poor architectural form and does not make a positive contribution to its immediate context. The clumsy loft conversion has resulted in substantial areas of flat roof dormer windows dominating both major roof slopes.

The replacement dwelling that is proposed, is of a more traditional and better-quality design and, as a result, would sit more comfortably within the semi-rural environment of the surrounding area.

A replacement dwelling having a similar scale and massing to the existing property is proposed. That is to say, a chalet-style dwelling is proposed where the first floor is accommodated within the roof space. Rather than deface the design with large areas of flat roof dormer windows, modestly proportioned, gabled dormers are proposed on the front. On the front elevation, dormer windows are replaced with two-storey gabled elements.

A good quality, contemporary design results which retains the chalet scale of the subsisting dwelling.

The replacement would sit on the footprint of the existing building and the residential curtilage would remain as per existing. Development would not encroach into open countryside.

Further improvements would be secured through removing the alien and intrusive leylandii hedging on the west external boundary with hedging formed of native species. This would give greater biodiversity and produce a softer, less suburban edge to the application site.

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.

The new dwelling would not impact on the residential amenities of any neighbouring property. The only property close to the site is Evergreens and this would retain its own separate garden curtilage and access arrangements.

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