

Barn End, Barn Lane, Shripney, Bognor Regis

Demolition of Existing Garage. Replacement with Integral Garage Extension and Roof Extensions.

Design and Access Statement

June 2026



Project Name: Demolition of Existing Garage. Replacement with Integral Garage Extension and Roof Extensions.

Location: Barn End, Barn Lane, Shripney, Bognor Regis

Client: Mr and Mrs Taylor

File Reference: 0070/PLA

Issue	Date	Author	Checked	Notes
P1	10/06/26	EP		Preliminary Issue
P2	19/06/26	EP		Pre-App Advice Issue

1.0 Introduction	03
1.1 Application Summary	03
2.0 Site	04
2.1 Site Description	04
2.2 Surrounding Architecture, Materials and Detailing	04
3.0 Planning Policy	05
3.1 Planning History	05
3.2 Relevant Planning Policy	05
4.0 Design Development	07
4.1 Design Principles	07
4.2 Design Development	07
5.0 Layout	08
5.1 Amount	08
5.2 Layout	08
5.3 Accessibility	08
5.4 Parking Provision	08
5.5 Crime Prevention	08
5.6 Environment and Landscape	08
6.0 Scale, Orientation and Appearance	09
6.1 Scale and Orientation	09
6.2 Appearance	10
7.0 Sustainability and Energy Efficiency	11
8.0 Conclusion	12

1.0 Introduction

1.1 Application Summary

This application is for the demolition of an existing integral garage and replacement with new integral garage extension and roof extension at Barn End, Barn Lane, Shripney, Bognor Regis. The proposals also include the addition of a new dormer, extension of an existing dormer and internal alterations.

The planning application is being made by Mr and Mrs Taylor, who are the owners of the property.

The drawings enclosed with the planning application include the following:

- Location Plan
- Existing and Proposed Block Plans
- Existing Site/Ground Floor Plan
- Existing First Floor Plan
- Existing Elevations
- Proposed Site/Ground Floor Plan
- Proposed First Floor Plan
- Proposed Elevations

To supplement the planning application, additional information is provided within this Design and Access Statement.

The proposals present an opportunity to create a more attractive dwelling, more in-keeping with the local vernacular and better suited to modern day living, whilst maintaining a respectful approach to the amenity of the neighbouring properties.

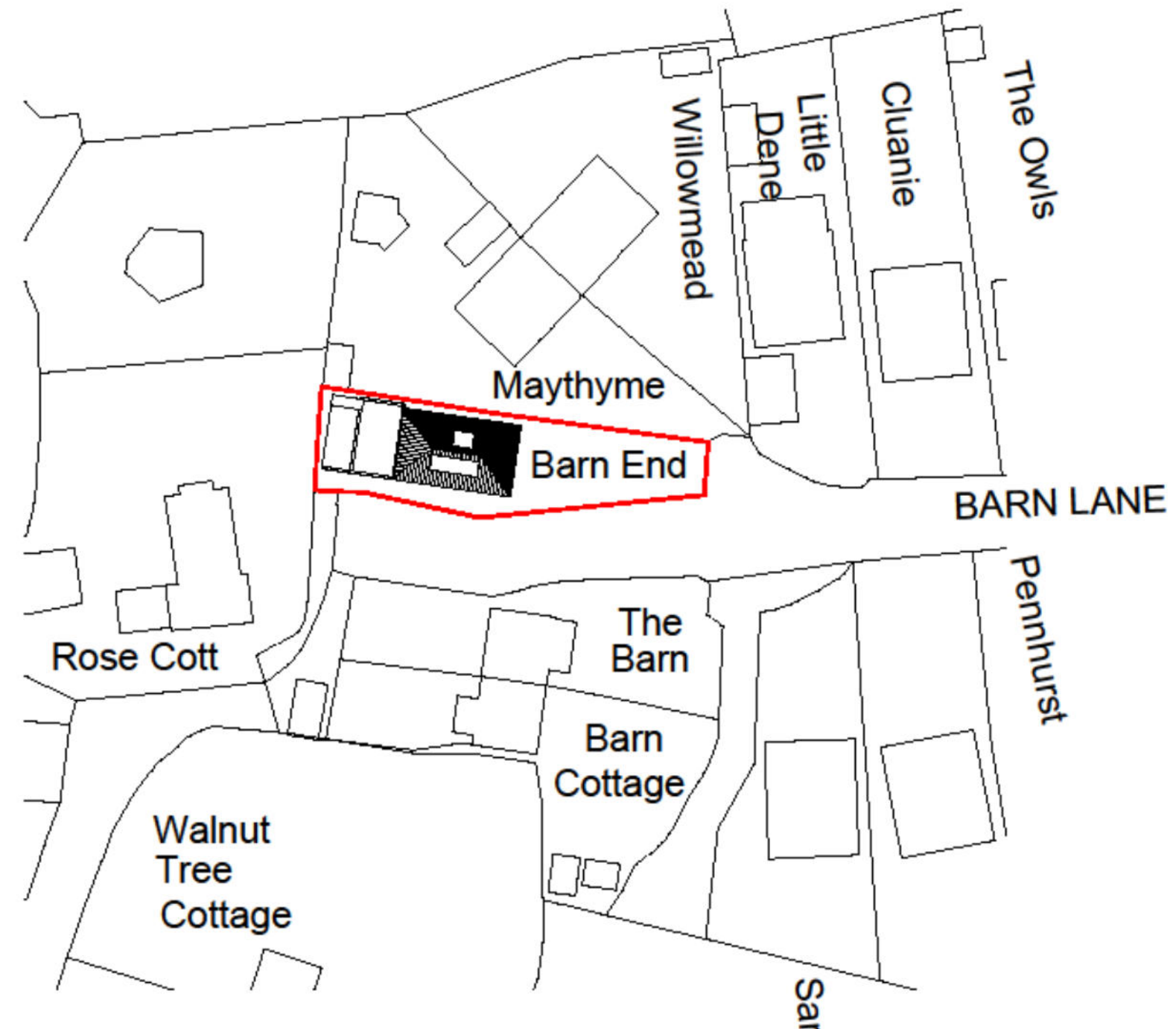


Fig. 1 Location Plan

2.0 Site

2.1 Site Description

The site is located in the hamlet of Shripney, within Arun District Council, approximately 3km north of Bognor Regis and approximately 8km east of Chichester. The application site sits at the western end of Barn Lane, approximately 120m west of Shripney Road (A29), which is the main A road running north from Bognor Regis to the A27 east-west road. At its western boundary, the site abuts the Shripney Conservation Area, which sits to the west and south of the properties in Barn Lane.

The site is approximately 40m deep and 12m wide and is accessed from the shingle laid western end of Barn Lane, which also serves as a public footpath. The house sits at the western end of the plot, occupying most of the full width of the plot.

The western boundary is demarked by a hedge lined, low flint wall, marking the edge of the Conservation Area. The house is set away from the flint wall by a narrow gap tapering from 1.2m to 0.6m wide.

The principal elevation of the house is approximately 19.5m long and fronts onto Barn Lane to the south. A low wall, separated from the house by approximately 1.75m, with a grass verge in front, form the front boundary.

The rear garden is a further approximately 19m long to the east and tapers in width towards its eastern end. A close boarded fence with trellis on top forms the boundary around the garden and a number of mature trees completely screen the view of Barn End from Barn Lane.

The rear wall of Barn End is separated from its northern boundary by a narrow passage bounded by a brick wall with a fence panel on top.

The house itself is a white painted brickwork chalet bungalow, with a hipped pantile roof, with two dormers, one on the principal elevation facing south and a smaller one on the rear elevation. The house has been extended at its western end over the years, with two unattractive and incongruous extensions, with parapet walls, which jar with the original pitched roof. The first of these extensions was the dining room extension, which has a flat roof behind the parapet walls. This is suffering from some water ingress above the windows. The flat roof has no guardrails to prevent falling and is a safety concern. The second extension is a single garage and has a polycarbonate roof. This also includes an ugly projecting enclosed staircase to provide access to the flat roof over the dining room. The garage extension is in a poor state of repair and needs to be replaced.

2.2 Surrounding Architecture, Materials and Detailing

The properties along Barn Lane vary but all are of a traditional vernacular, with simple mostly symmetrical forms and pitched roofs.

The first house on the northern side of Barn Lane, The Owls, is a two storey detached house with a significant single storey side extension. This house is rendered with plain tiled hipped roofs. The remaining properties at the eastern end of Barn Lane are six very similar detached chalet bungalows of facing brickwork, with hipped pantile roofs. The fronts of these first seven houses are all roughly parallel with Barn Lane and are set back from Barn Lane by large frontages/gardens.

Immediately to the north of Barn End are Willowmead and Maythyme, which are a pair of two storey semi-detached houses, of facing brickwork and pantile roofs. These are set back significantly from Barn Lane and are at an angle to the other properties. Maythyme looks over the end of Barn End's garden and its largely blank side wall faces towards the rear of Barn End at an angle.

Immediately to the south of Barn End, on the other side of Barn Lane, are two semi-detached dwellings whose fronts face eastwards. These also have large front gardens, separating them from the other chalet bungalows to the south of Barn Lane, and long rear gardens to the west. These properties are white rendered with plain tile roofs, with dormer windows. Barn End faces the side of the rear garden of the closest of these properties, The Barn, across Barn Lane. The view into the rear windows and gardens from its dormer windows is somewhat screened by a number of trees at the boundary and by further trees within the gardens. Even so, a certain amount of intervisibility occurs between the properties. A larger tree to the western end of these gardens creates significant screening.

Immediately, to the west of Barn End, within the Shripney Conservation Area, is Rose Cottage. This is a large detached chalet bungalow. The original part of Rose Cottage is rendered with slate hipped roofs with dormer windows and faces onto Shripney Lane. A later facing brickwork extension with a gabled slate roof and dormer windows to the rear has a number of windows facing towards Barn Lane. Significant mature hedging totally screens Rose Cottage from Barn Lane.



Fig. 2 Barn End - Front View

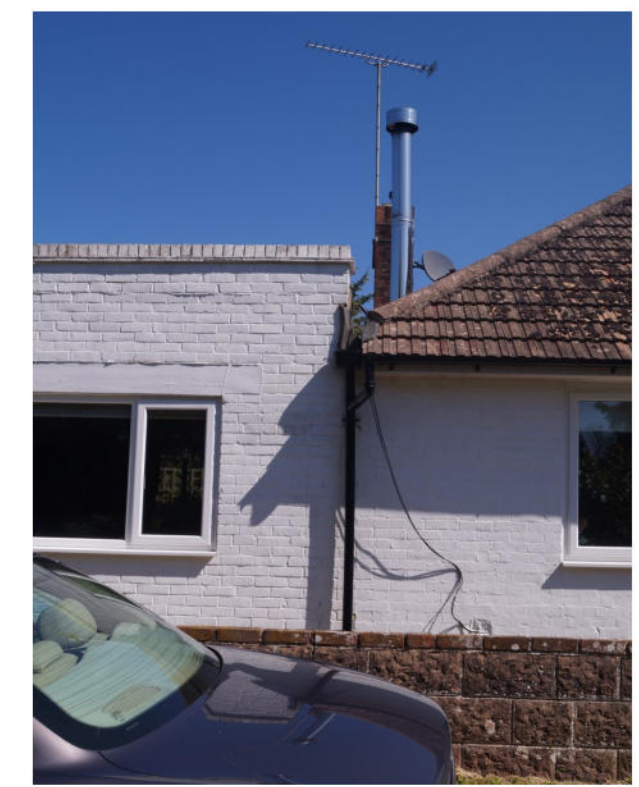


Fig. 3 Barn End - Roof Junction

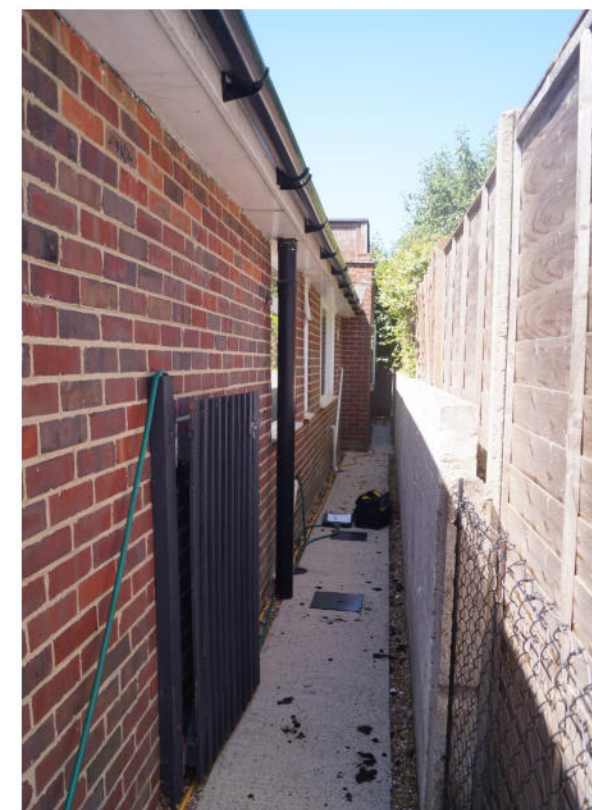


Fig. 4 Barn End - Rear Passageway



Fig. 5 Barn End - Flat Roof Access

3.0 Planning Policy

3.1 Planning History

There have been some previous planning applications for this site:-

BE/10/56/A Detailed plans for bungalow—Approved.

BE/10/56/C Additions to bungalow—Approved.

BE/1/75 Provision of dormer window and extension to existing roof to replace existing flat roof - Approved.

3.2 Relevant Planning Policy

National Planning Policy Framework (NPPF)

The latest NPPF was published in December 2024 and is a material consideration in the determination of this application.

Para 11 states that plans and decisions should apply a presumption in favour of sustainable development and confirms the statutory status of the local development plan as the starting point for decision making.

Para 139 states that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Arun District Council Local Plan 2011 to 2031

The following policies in the Arun District Council Local Plan 2011 to 2031, adopted in 2018, are a material consideration in the determination of this application:-

- **SD SP1 Sustainable Development** states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible.
- **D SP1 Design** states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

- **D DM1 Aspects of Form and Design Quality** states that when considering any application for development, the Council will have regard to various aspects, including:-
 - ♦ **Character**—Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.
 - ♦ **Appearance/Attractiveness**—Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
 - ♦ **Impact**—Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.
 - ♦ **Aspects of Form and Design Quality**—Development should also comply with the Arun District Council Design Guide.
- **D DM4 Extensions and Alterations to Existing Buildings** states that when considering applications for extensions and alterations to existing buildings, the Council will require that:-
 - ♦ the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
 - ♦ the extension or alteration is visually subservient to the main building and provides a high standard of amenity;
 - ♦ the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
 - ♦ 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;
 - ♦ the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.
- **HER SP1 The Historic Environment** states that The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the



Fig. 6 View of The Owls—First House on North of Barn Lane



Fig. 7 View of Lamorna and Pennhurst—South of Barn Lane

District, based on the following approach: Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Development likely to prejudice the above, including their settings, will be refused.

- **HER DM3 Conservation Areas** states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:
 - ♦ Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
 - ♦ Unsympathetic features are removed and missing features are restored or reinstated;
 - ♦ It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
 - ♦ It does not harm important views into, out of or within the Conservation Area.

Bersted Neighbourhood Plan 2014—2029

The Bersted Neighbourhood Plan was adopted in 2024 and is a material consideration in the determination of this application.

ES1 - Design of New Development states that new development, which would have an effect on the appearance or character of the surrounding area, should be of a high quality design and should contribute to local character by creating a sense of place appropriate to its location.

Arun District Design Guide 2024

The Arun District Design Guide was adopted in 2021 and updated in 2024 and is a material consideration in the determination of this application.

M.01 Household Extensions states that the scheme should:-

- Respond to the distinctive characteristics of the building and surrounding area, by:
 - ♦ Taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties,.
 - ♦ Integrating roof form with the existing dwelling, generally constructed at the same angle of pitch.
 - ♦ Using materials which match the existing building, or providing justification for an alternative approach.
 - ♦ Responding to existing elevations through the size and positioning of doors and windows.
 - ♦ Maintaining established building lines.
- Protect and enhance the significance of listed buildings, Conservation Areas or further surrounding heritage assets, wherever appropriate.
- Protect the amenity of occupants, by:
 - ♦ Ensuring acceptable internal space standards, particularly where the extension includes additional bedrooms.
 - ♦ Ensuring appropriate lighting levels.
 - ♦ Protects neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings.
- The roofs of extensions must preserve neighbouring amenity by avoiding designs which result in excessive visual intrusion and/or the blocking of light into surrounding properties.
- Ensure that dormer designs:-
 - ♦ are a minor incident in the roof plane and made of materials sympathetic to the existing or original building materials
 - ♦ are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure
 - ♦ do not damage the original character and appearance of the building and its surrounding area
 - ♦ minimise interference to the original form, appearance and fabric of the original built structure.



Fig. 8 View of Willowmead and - North of Barn End



Fig. 9 View of The Barn and Barn Cottage—South of Barn End

4.0 Design Development

4.1 Design Principles

Key design principles include:-

- The replacement of the existing single garage, which is currently in a bad state of repair, and the addition of a workshop.
- Removing the incongruous existing parapet walls and flat roof and extending the pitched roof over the new garage to create a significantly more attractive, symmetrical and cohesive frontage to the dwelling.
- Carefully considered massing and location of dormer windows to ensure that the proposed roof extension does not increase the current intervisibility to and from neighbouring properties, is not overbearing in terms of scale and mass and overshadowing of neighbouring properties is avoided.
- Provision of a larger master bedroom and shower room at first floor.
- Consideration of improving the relationship of the living space to the rear garden.
- Provision of a utility room.
- Improvement of rear access behind existing extension and garage by bringing walls in to increase passageway width.

kitchen and dining rooms and a utility room was provided behind the replacement garage.

Whilst Option 2 was the applicants' preference, they decided that bedroom 2 did not need to be as large and that they would like a larger utility room with access to the rear passage, a WC and a workshop behind the garage. Hence, Option 3 was prepared and was chosen as the preferred option.

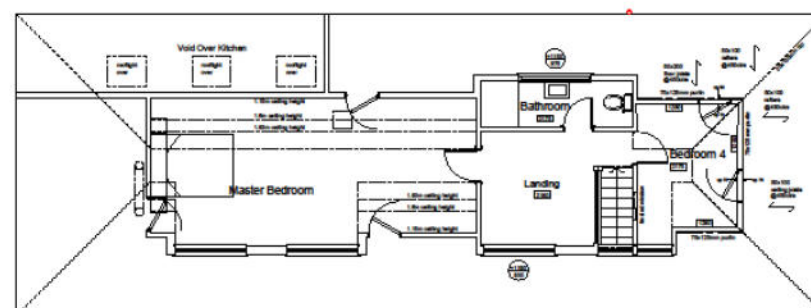


Fig. 10 Concept Proposal Option 1 First Floor

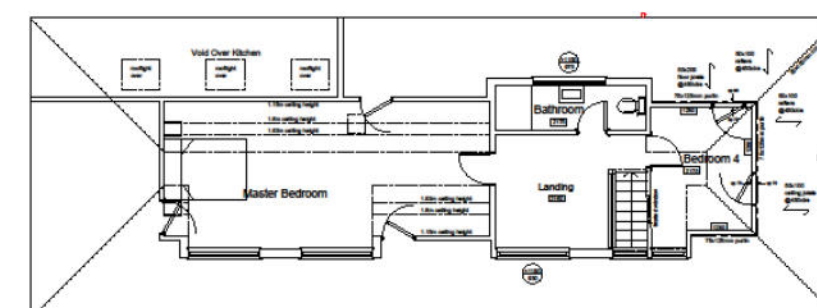


Fig. 12 Concept Proposal Option 2 First Floor

4.2 Design Development

The design has developed, adapting to constraints and opportunities and the applicants' requirements and this has helped form a stronger design.

The key constraint to this site is the very limited space around three sides of the dwelling and the need to ensure that the proposed roof extension does not increase the current intervisibility to and from neighbouring properties, is not overbearing in terms of scale and mass and overshadowing of neighbouring properties is avoided.

Two initial concept proposals were prepared based on the same replacement garage and roof extension form but each offering a different solution to the ground floor layout.

Option 1 retained the existing ground floor bedrooms in their current position and created a new kitchen/dining room and utility room adjacent to the replacement garage. However, this did not improve the relationship of the living space to the rear garden.

Option 2 changed the existing ground floor bedrooms to a new kitchen/dining space, with a better relationship to the rear garden. The bedrooms were relocated in the current

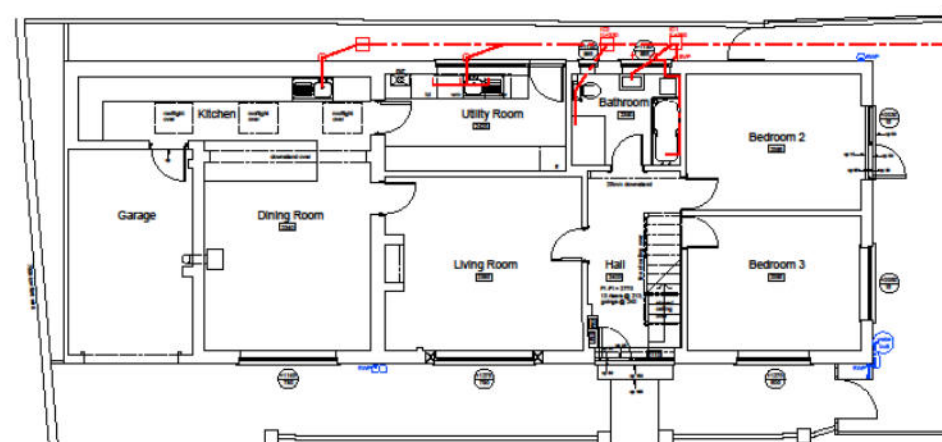


Fig. 11 Concept Proposal Option 1 Ground Floor

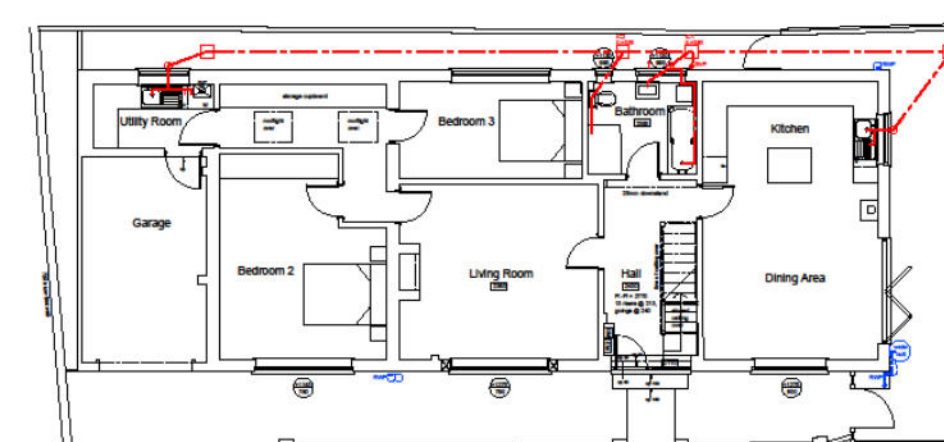


Fig. 13 Concept Proposal Option 2 Ground Floor

5.0 Layout

5.1 Amount

The proposal is for the following:-

- Demolition of the existing integral single garage and the replacement with a new integral single garage extension.
- Removal of existing parapet walls and flat roof and extension of existing pitched roof over new garage.
- Creation of larger master bedroom within the new roof space, with a new front dormer window.
- Creation of a shower room at first floor by increasing the existing rear dormer.
- Rebuilding of rear wall to existing dining room to align with main rear wall and to increase the rear passageway width for access.
- Internal alterations and changes to windows and doors to provide a new kitchen/dining space, with access onto the rear garden.
- Internal alterations and changes to windows and doors to relocate existing ground floor bedrooms and provide a utility room, WC and workshop.

5.2 Layout

The design of the proposals have been determined both by the need to provide accommodation more suited to modern day living and to significantly improve the appearance of the front of the property. The current government design guidance, Approved Documents to the Building Regulations and local planning principles have been adhered to throughout.

The existing integral single garage is to be removed and a new integral single garage extension, with a workshop at the rear is to be constructed. The existing dining room is to be converted into a bedroom, WC and a utility room with access onto the rear passageway. The existing kitchen is to be converted into a bedroom, whilst the existing ground floor bedrooms are to be combined to form a kitchen/dining space with access onto the rear garden.

At first floor, the existing pitched roof is to be extended over the new garage extension and a larger master bedroom with a dormer window, provided in the roof space. The existing first floor WC is to be enlarged by increasing the existing rear dormer to provide a shower room.

5.3 Accessibility

The extensions and alterations have been designed with generous circulation spaces both at ground and first floor.

The existing ground floor bathroom is of a good size to allow ease of manoeuvring and the addition of the new WC at ground floor provides alternative downstairs toilet facilities.

In addition, two bedrooms are to be re-provided at ground floor providing accessible bedrooms if needed in the future.

5.4 Parking Provision

Currently, the shingle laid part of Barn Lane, at the front of the house provides plenty of space for parking. The new integral garage will be just wide enough to park one car inside

5.5 Crime Prevention

Crime prevention measures have been incorporated within the scheme design to achieve a development that meets the key principles of "Secured By Design." Front doors and windows and patio doors will have laminate glass and locks to the relevant British Standard, meeting PAS 24.

All access points to the dwelling - the front door, garage door and gate to the rear garden— are all located at the front of the house, where windows from the living room and kitchen/dining space provide natural surveillance.

The new garage extension is 300mm wider than the existing garage, which will reduce the gap between it and the western boundary to 300mm at the front. Historically, the gap between the garage and the boundary has led to some security issues, so reducing the gap, should deter anyone from trying to enter the property here.

5.6 Environment and Landscape

The proposed garage extension is only replacing the existing garage, so there is no loss of soft landscaping.

The property benefits from a good sized rear garden so there is plenty of scope to add enhancements to biodiversity.

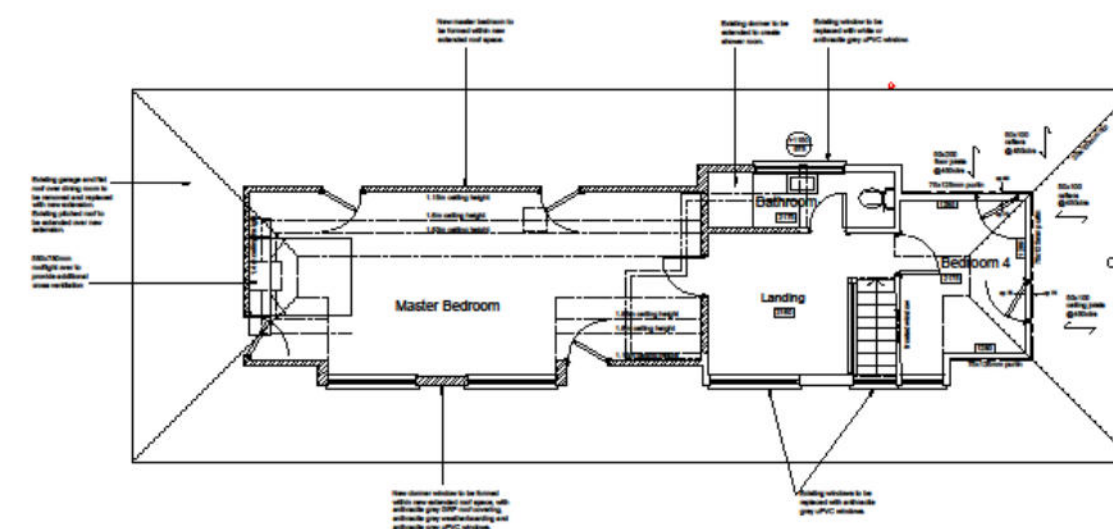


Fig. 14 Proposed First Floor Plan

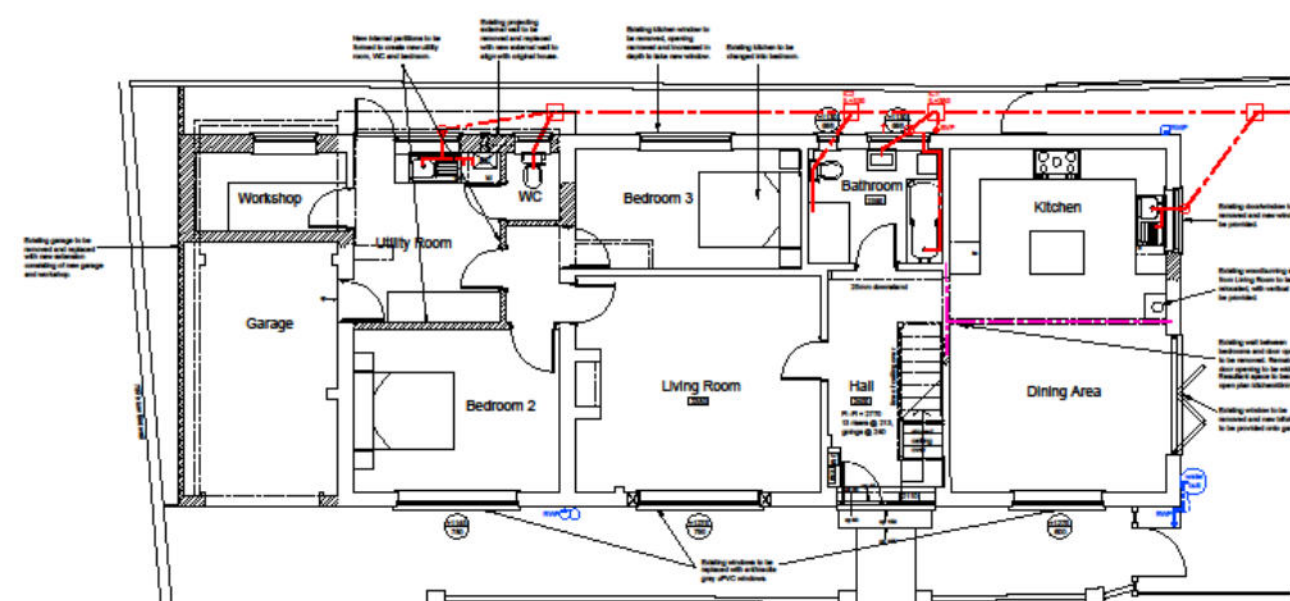


Fig. 15 Proposed Ground Floor Plan

6.0 Scale, Orientation and Appearance

6.1 Scale and Orientation

Both height, form, footprint and layout have been carefully considered in the design of the proposals, as a method of achieving the required accommodation and to create an attractive, coherent and appropriate design response.

The relationship between the new roof extension and the adjacent properties has been carefully considered to avoid increasing the current intervisibility between the dwellings, to avoid overshadowing or overbearing, whilst maximising daylight within the new master bedroom. The existing front dormer window, currently looks across towards the rear gardens of The Barn and Barn Cottage, which are located on the other side of Barn Lane. The distance between the dormer window and the garden boundary of The Barn is approximately 12m. The view is somewhat screened by a number of trees at the boundary and by further trees within the gardens. Even so, a certain amount of intervisibility currently occurs between these properties. A much larger tree to the western end of The Barn's garden creates significant screening and will block the view from the proposed new dormer window, which is located further westwards than the existing dormer window. Thus, no increase in intervisibility between the dwellings will occur.

The western end of the new roof extension presents a significantly improved and simplified appearance against the Conservation Area. The hipped roof is in-keeping with traditional roof forms and those of other properties in Barn Lane. A small rooflight in the western roof plane will provide additional daylight and ventilation to the master bedroom but will be 1.7m above finished floor, so no overlooking of Rose Cottage to the west will occur.

Although, it is proposed to increase the width of the existing rear dormer window to provide a shower room, the window here will be no larger than the existing and will be obscured glazed and non-opening for 1.7m above finished floor. This will result in no overlooking to the house to the north.

The location of the new kitchen/dining space has been carefully considered to provide a living space more suited to modern day living and to take advantage of the southerly and easterly aspects, as well as providing access onto the rear garden. The existing front window faces southwards and will bring much light into the kitchen/dining space, whilst the new window and doors to the east provide more light and a much improved relationship with the garden. Rooms which are not main living spaces and require less light, such as the new utility room, WC and workshop, will be located on the north western rear side of the dwelling.

The new garage extension will be 300mm wider than the

existing garage. This will both serve to allow a car to park inside the garage, whilst also reducing the gap at the boundary which will deter intruders.

These design decisions are in accordance with the guidance in the Arun District Design Guide:-

- The front of the proposed replacement garage extension will align with the existing front wall of the dwelling, thus maintaining the established building line.
- The proposed form of the roof extension will create a much simpler and unobtrusive roof form than the existing incongruous parapet walls, flat roof and projecting roof access.
- By continuing the existing hipped roof form, with the same pitch, the roof extension will be integrated with the existing dwelling roof. Furthermore, the proposed new front dormer window will mirror the existing front dormer and add symmetry and balance to the roofscape. Compared to the overall roof area at the front of the dwelling, the dormers do not cover a large area and are not dominant or out of proportion.
- The roof form also ensures no overshadowing of neighbouring properties and the careful positioning of the new dormer window ensures no increase in the current levels of intervisibility between the dwellings.
- The head height of the existing ground floor dining room window is also to be increased to match the other front ground floor windows. This demonstrates consideration of the relationship to existing windows.
- The use of external materials which match the existing will add to the cohesive nature of the design. The overall affect will create a significantly more attractive frontage to the dwelling.
- The simpler hipped roof form and more attractive, largely symmetrical and cohesive frontage will be more traditional and in-keeping with other properties in Barn Lane, the majority of which have simple hipped roofs and symmetrical forms and frontages. This will also serve to protect and enhance the setting of the Conservation Area adjacent.
- The new master bedroom will be in excess of 20m², which is much larger than the minimum size for a double bedroom in the Nationally Described Space Standards. This ensures a more than acceptable internal space standard, thus protecting the occupants' amenity. The new dormer window in the master bedroom will ensure that appropriate daylighting levels are provided.

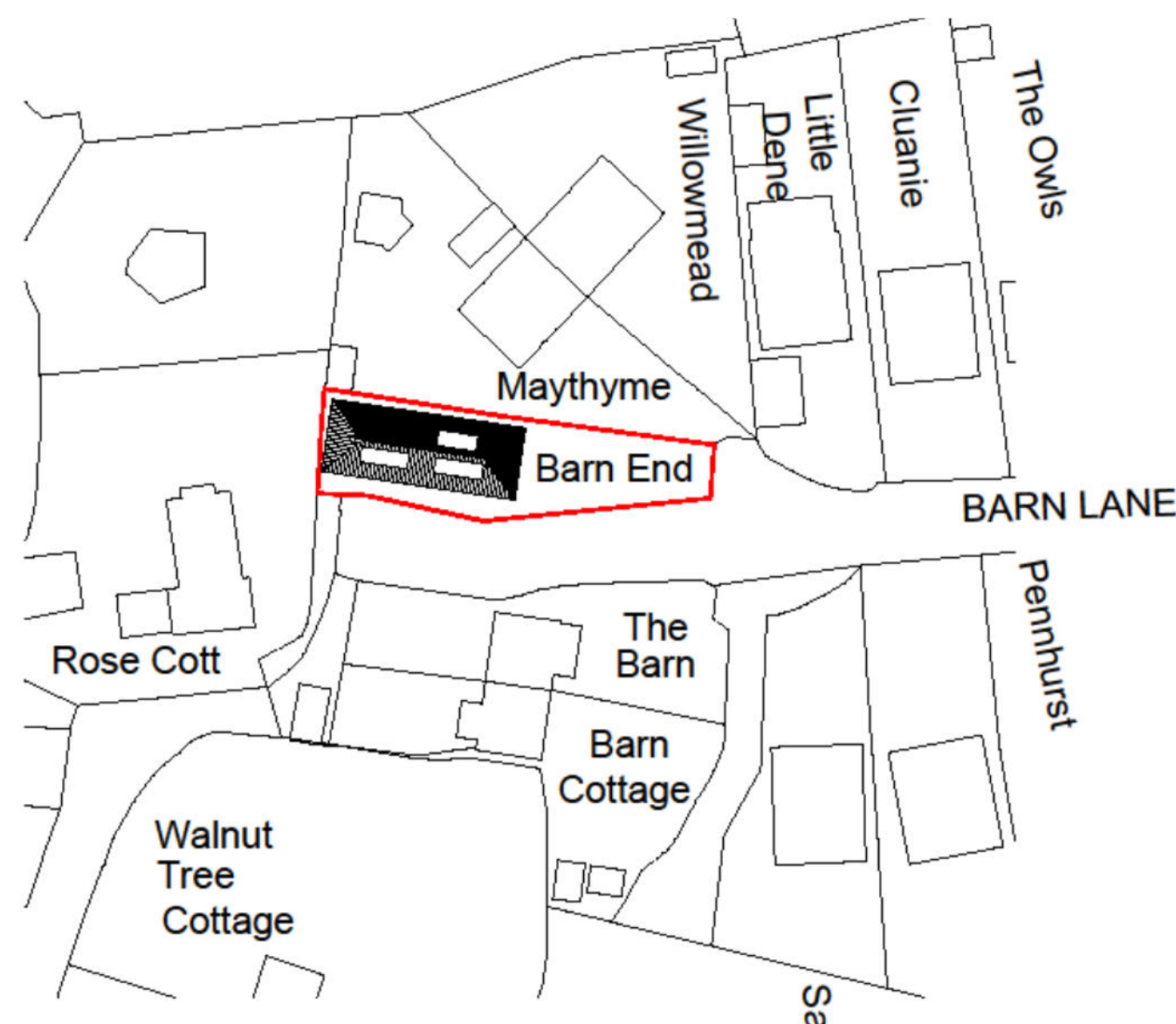


Fig. 16 Block Plan showing relationship to neighbouring properties

6.2 Appearance

The overall form of the extensions has been determined to create the required accommodation, whilst being respectful to neighbouring properties. The appearance has been carefully considered to significantly improve the frontage of the existing dwelling and to be in-keeping with the other properties in Barn Lane.

The garage extension will be constructed in facing brickwork and painted white to match the existing walls. Similarly, the roof extension will be constructed with interlocking pantiles to match the existing, which will create a cohesive form across the entire dwelling.

The new dormer and extended dormer will be clad in anthracite grey weatherboarding to match the existing.

New and replacement windows and doors are proposed to be uPVC casements, to match the style of the existing windows. On the southern and eastern sides of the dwelling, these will be in anthracite grey and on the rear these will be either anthracite grey or white.

The appearance of the extensions will enhance the setting of the Conservation Area adjacent by removing unsympathetic features, such as the incongruous parapet walls, flat roof, polycarbonate roof and projecting roof access. The proposed extensions have been sensitively designed with a high standard of architectural details. They will be constructed of appropriate materials and are sympathetic in scale, form and detailing and reflect the character, features and qualities of the existing buildings in the area.

Whilst the extensions are not subservient to the existing dwelling, they are largely replacing or being constructed above existing extensions, which has determined their footprint. The resultant simple hipped roof form is considered more appropriate to the setting as it is very similar to other simple hipped roof forms in Barn Lane.

The extensions sympathetically relate to and are visually integrated with the existing building in siting, massing, design, form, scale and materials. They create an attractive, simple, largely symmetrical, balanced, cohesive dwelling which is more appropriate to Barn Lane.

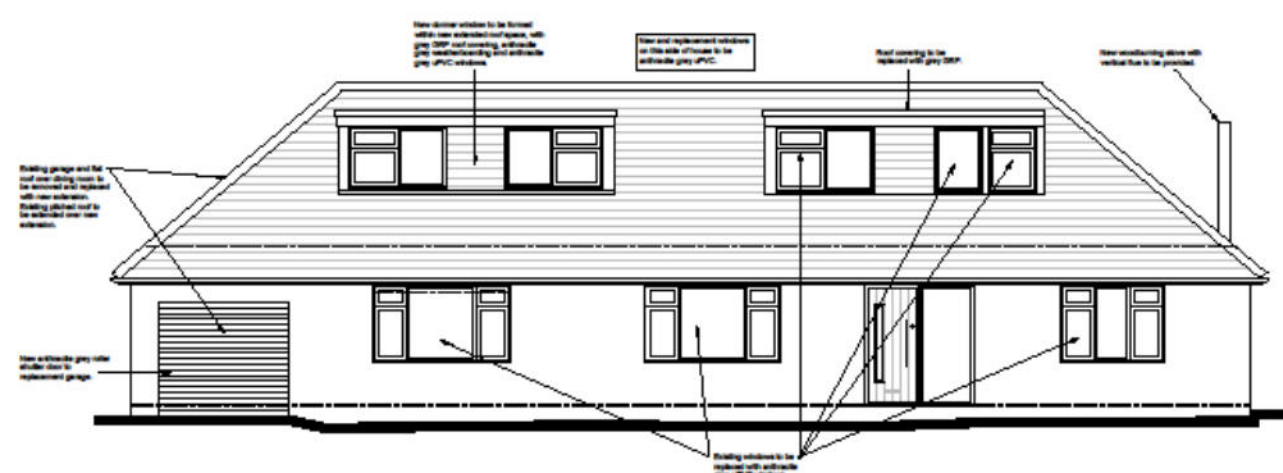


Fig.17 Proposed Front Elevation



Fig.18 Proposed Garden Elevation

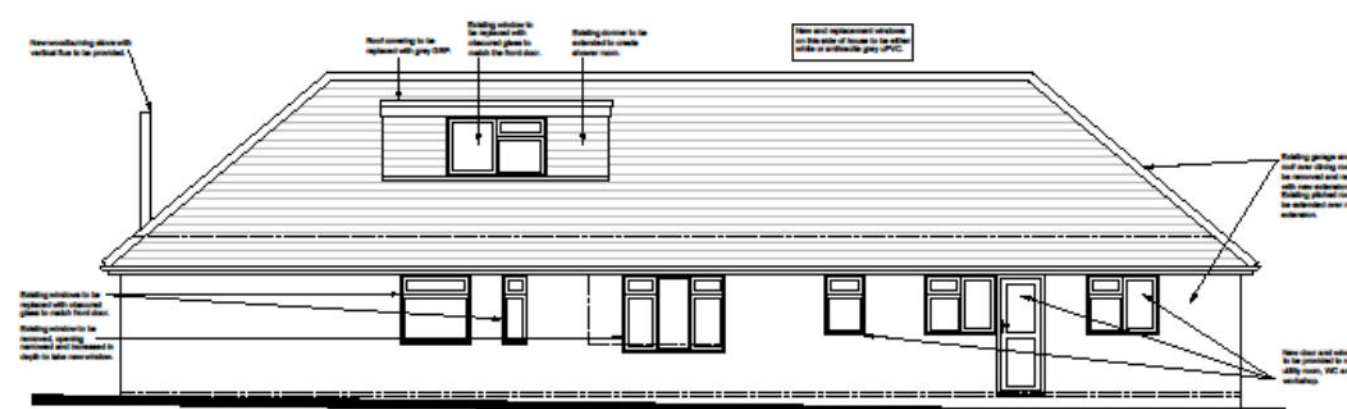


Fig.19 Proposed Rear Elevation

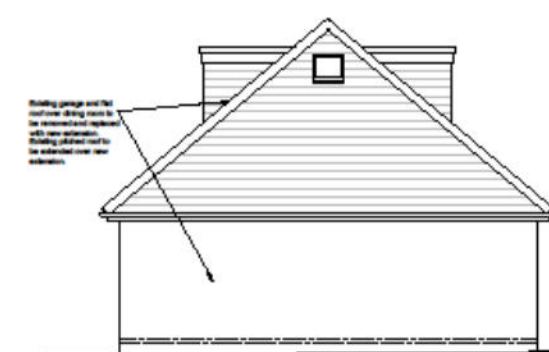


Fig.20 Proposed side Elevation

7.0 Sustainability and Energy Efficiency

The extensions will be constructed to meet Approved Document Part L Volume 1: Dwellings—2021 Edition, incorporating 2023 amendments, which provides a significant improvement over the 2013 Edition and a 30% reduction in CO₂. It will comply with relevant planning policies relating to climate change, sustainability and energy efficiency. Specifically, the following will be provided:-

- The site is located in Flood Zone 1 and currently has a low probability of flooding from rivers, the sea or surface water.
- Heat losses and gains in the new extensions will be minimised by providing a high fabric energy efficiency, ensuring continuity of insulation, limiting thermal bridging, insulating pipework and providing better than the minimum standard for airtightness, all in accordance with Approved Document Part L Volume 1: Dwellings—2021 Edition.
- The new extensions have been designed to minimise overheating and solar gain. The building will have high levels of insulation, natural cross ventilation through trickle vents over windows and doors, with double glazed windows/doors to regulate solar gain. Solar control glass will be considered to reduce solar gains, overheating and glare.
- Fixed external lighting will have automatic controls which switch off in response to daylight and when the area becomes unoccupied.
- Surface water will, where possible, be taken to a new or existing soakaway located in the garden area. Foul water will be connected to the existing mains drainage system.
- The waste hierarchy will be followed to minimise, reuse and recycle waste during the construction phase and to encourage greater levels of recycling over the lifetime of the development.

8.0 Conclusion

This Design and Access Statement identifies the location of the application site and considers its context, including its relationship to the Shripney Conservation Area.

It explains the relevant planning policies and how the proposals comply with these, especially the Arun Design Guide.

In particular, it explains how the design has been influenced by the need to provide specific accommodation and to significantly improve the appearance of the dwelling to create a balanced and cohesive whole. It also explains its relationship to adjacent properties and how the design has avoided any unacceptable impacts on these or the setting of the Shripney Conservation Area.

It also explains how the scheme has considered and reacted to sustainability, climate change and energy efficiency.

The design process resulting in this application has been carefully considered to create a high quality design solution that complies with all relevant planning policy, guidance and building regulations. It uses sensitive design and consideration of proportion, form, design, context, massing, siting, layout, height, size, scale, materials and detailed design features to create an attractive cohesive design solution, which is more traditional and in-keeping with the other properties in Barn Lane. It also creates a dwelling much better suited to its location adjacent to the Shripney Conservation Area.