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Design and Access Statement

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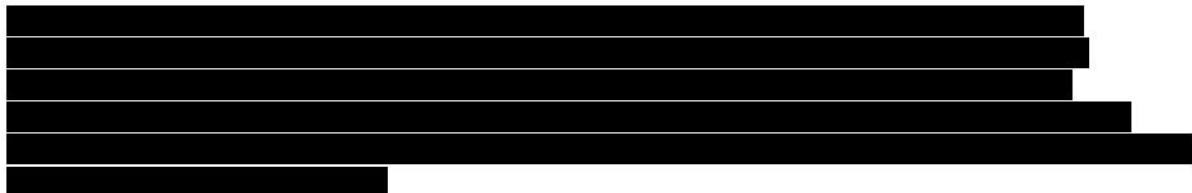
Copsefield, Eastergate Lane, Eastergate, Chichester, PO20 3SJ

Proposed rear extension to existing garage to form hydrotherapy pool; conversion of existing garage to specialist Changing Space and plant room; erection of link incorporating WC to main dwelling; and first floor loft conversion to provide ancillary bedroom accommodation with ensuite and sitting area.

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for works at Copsefield, Eastergate Lane, Eastergate. The proposals relate to the adaptation and extension of an established single dwelling to provide a purpose-designed hydrotherapy facility and associated ancillary accommodation.

The application includes the erection of a single-storey extension to the rear of the existing garage to form a hydrotherapy pool hall, conversion of the existing garage to a specialist Changing Space and plant room, and the formation of a single-storey link to the main dwelling incorporating a WC. The proposals also include the adaptation of the first-floor loft space above the garage to provide ancillary bedroom accommodation with ensuite and sitting area.



A suite of supporting technical documents accompanies this application including a Flood Risk Assessment, Surface Water Drainage Information, Biodiversity Enhancement Statement, Biodiversity Layout Plan and Tree Root Protection Statement. These documents should be read alongside this statement.

2. Site and Surroundings

Copsefield is an established detached dwelling set back from Eastergate Lane within a spacious residential plot. The main house sits to the west of an existing detached garage, with the proposed hydrotherapy extension located to the rear (north) of the garage.

The site benefits from mature boundary planting and trees which provide strong visual screening from the public realm. The hydrotherapy pool extension will be located to the rear of the garage and will not be visible from the public highway.

The proposed link building between the garage and main house will be partially visible from Eastergate Lane. However, the dwelling is set back from the road and views toward the site are limited to glimpsed views through two existing access points. Wider views are filtered by established planting and trees along the frontage, meaning the development will be seen only in limited and filtered views within the context of the existing dwelling.

The surrounding area is characterised by detached dwellings within generous plots with mature landscaping. The nearest property to the rear (north) is Chantry House approximately 103 metres away. Croft Cottage lies approximately 9 metres to the east. Lyncombe lies approximately 29 metres beyond the western boundary and is positioned forward of the proposed works.

Two trees identified as T1 and T2 are located within the site and will be retained.

3. Planning History

The site benefits from an established planning history confirming the principle of residential development and associated outbuildings within the curtilage.

Relevant planning history available on the Arun District Council public planning register includes:

- EG/50/16/PL – Conversion of two dwellings into one dwelling including extensions and detached garage.
- BN/88/21/PL – Variation of condition relating to approved plans, including approved drawings showing accommodation within the roof space of the detached garage.
- BN/87/22/PL – Variation of condition relating to approved plans.
- BN/83/19/DOC – Approval of details relating to surface water drainage.
- BN/94/19/DOC – Approval of details relating to arboricultural protection.
- EG/38/13/CLE – Lawful Development Certificate relating to a former annexe.

The approved drawings under BN/88/21/PL show the loft space above the detached garage configured as habitable accommodation. The structural envelope, floor structure and rooflights were constructed in accordance with that permission and the loft space exists in its current form.

The current proposal does not introduce a new roof form or materially alter the approved garage envelope. It completes and adapts the existing approved loft accommodation for ancillary residential use in connection with the main dwelling.

The proposal does not create a separate dwelling and does not intensify the residential use of the site.

4. Description of the Proposal

The proposals comprise:

- Conversion of the existing garage to form a specialist accessible Changing Space and pool plant room
- Erection of a single-storey extension to the rear of the garage to form a hydrotherapy pool hall
- Formation of a single-storey link between the garage and main dwelling incorporating a WC
- Adaptation of the existing first-floor loft space above the garage to provide ancillary bedroom accommodation with ensuite and sitting area

The hydrotherapy pool hall measures approximately 77m² and is designed around a 7m x 3.5m pool with circulation space for assisted access and hoist transfer from the Changing Space.

The existing garage footprint of approximately 62.8m² is retained and adapted internally. Plant and air-handling equipment will be housed internally within the building envelope.

The link building provides a modest connection to the main dwelling.

The first-floor loft accommodation already exists within the approved garage roof structure and will remain ancillary to the main dwelling. It contains no kitchen, has no separate external access and cannot function as an independent unit.

5. Design Principles

The design seeks to integrate the extension with the existing garage and dwelling while maintaining a subservient and domestic scale. The hydrotherapy pool extension sits to the rear of the garage and is visually contained within the site. The link building is modest in scale and read in the context of the existing dwelling when viewed from the street.

6. Scale and Appearance

The extension adopts a pitched tiled roof to match the existing garage. The ridge height sits approximately 700mm below the existing garage ridge to ensure a subservient relationship.

Materials will match the existing building including brick, render and tiled roofing with exposed timber rafters to reflect existing detailing.

Windows and doors associated with the extension will match the existing dwelling in material, colour and style. Frames will be uPVC with a faux timber finish to reflect the appearance of the main house, ensuring a consistent and integrated appearance across the site. Glazing is limited to the north elevation facing the private garden.

No windows are proposed on east or west elevations.

Although the link element will be visible in limited views from the road, the dwelling's set-back position and established planting ensure the development remains visually contained.

7. Residential Amenity

No overlooking or loss of privacy will arise. Separation distances are significant and all plant equipment will be internally housed and acoustically contained.

8. Trees

Trees T1 and T2 are retained. A Tree Root Protection Statement accompanies this application and sets out protection measures and potential foundation approaches.

9. Flood Risk and Drainage

A Flood Risk Assessment and Surface Water Drainage Information document accompany this application. These confirm that the site lies within Flood Zone 1 and that the development will incorporate appropriate surface water management measures.

10. Biodiversity

A Biodiversity Enhancement Statement and Biodiversity Layout Plan accompany this application and set out proposed ecological enhancements.

11. Access

Access arrangements remain unchanged and the proposal does not intensify use of the site.

12. Supporting Clinical Context

A supporting statement from the applicant's specialist physiotherapist accompanies this application and provides context for the proposed hydrotherapy facility and Changing Space. The proposal responds directly to established accessibility and care requirements.

13. Conclusion

The proposal represents a proportionate and carefully considered extension to an established dwelling. It is subservient in scale, contained within the site and does not harm neighbouring amenity, trees or drainage. The first-floor accommodation remains ancillary to the main dwelling.

The development accords with the objectives of the National Planning Policy Framework and relevant policies of the Arun Local Plan and is considered acceptable.