

DESIGN AND ACCESS STATEMENT
FOR
'WALNUT TREE COTTAGE', SOUTH LANE, HOUGHTON, WEST SUSSEX BN18 9LN
Proposals for a 1st floor Infill extension to enlarge family bathroom

Context

The existing property is a detached residence set in substantial grounds within close access to the main road and enjoys an almost isolated position with considerable spacing and distances from any adjoining properties. Therefore any proposals have very little, if no affect at all, on the surrounding properties. On the basis the proposal is located on the rear (south east) elevation of the house it affects no other properties. The property is set back a considerable distance from the main road and again as the proposals will be on the reverse side of the house they will have no affect on the street scene.

Amount

The property does benefit from a good level of internal accommodation however has resulted in a very small and poorly designed family bathroom on the south east side of the house overlooking the Arun valley, this room is totally out of proportion to the remainder of the property.

Layout

Because of the rural location of the property the proposed works would have no affect if any on the adjoining properties or the overall setting. Indeed the nearest property is directly to the south however this is comprehensive screened by well established landscaping.

Scale

The size of the proposed extension when considered in relation to the remainder of the property is insignificant and the size of the plot can clearly accommodate such an extension quite capably with little or no detrimental effect to the overall setting of the property within the area of outstanding natural beauty.

Landscaping

Due to the proposed works being at first floor level there is no requirement of affect on any landscaping.

Appearance

The property has been extended on a number of occasions in the past to bring it to its current condition. The south east elevation is a busy façade yet retains and mixes a number of features from the main property. This infill extension sits neatly in-between the two existing gable end facades and with the roof design introducing the same Sussex barn end details this helps it to blend into the elevation on the whole. Again the utilisation of vertical tile hanging to match the existing will lose the affect of this elevation being further extended. The timber windows bring a feature externally that replicates the adjacent master bedroom and with it having a low cill will provide great views across the valley. It would be proposed to use clear glazing to maximise these country views.

Access

Due consideration has been given to the overall access to the proposed extension in question and whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposed extension will follow the same finished floor levels as the remainder of the house and therefore it is consideration no worse an arrangement than currently experienced. Good access to the property is achieved by a slight inclined driveway to the parking area directly adjacent to the main entrance of the house. The property can be accessed either by this main entrance.

I commend the merits of this application to the local planning authority.

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