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1 Westbourne Grove
Hove BN3 5PJ



PLANNING STATEMENT

PROJECT

THE NEW STABLES
LAND ADJOINING KINGSTON HOUSE
KINGSTON
EAST PRESTON
WEST SUSSEX
BN16 5PJ

DESCRIPTION OF WORKS

NEW DWELLING AND STABLES
WITH RE WILDING PROGRAMME

ARCHITECTS

RSP ARCHITECTS LTD
1 WESTBOURNE GROVE
WESTBOURNE GARDENS
HOVE
EAST SUSSEX
BN3 1RP

INTRODUCTION

This application is a resubmission of planning application K/16/19/PL which was for the construction of a single storey 4 bedroom bungalow. The site is a large open field currently used for grazing and has in the past had a few outbuildings now removed. The application was refused consent by the Council on 3rd October 2019.

This application was then subject to an appeal, reference APP/C3810/19/3242255.

This was turned down by the inspector, Appeal decision dated 31st March 2020.

RESUBMISSION DETAILS

This new application is a resubmission of the above. The application has been amended to include the following changes.

- 1 The Dwelling has been repositioned on the site.
- 2 The cladding material to the house has been amended to timber
- 3 Stables have been included with grazing for horses.
- 4 A small orchard has been provided
- 5 Bee hives have been provided
- 6 Hedge rows and trees have been provided to increase biodiversity
- 7 A large area of the site is to be subject to rewilding.

USEAGE

The site is currently used as grazing and there were a couple of timber stables on the site which have now been removed.

The proposed use is for a single four bed dwelling with two stables. The proposal also is for a small apple orchard, bee hives, planting of trees and a hedge and a large proportion of the land given over to rewilding.

AMOUNT

The proposal is for a single storey four bed dwelling with an internal floor area of 280 sqm

Two stables for horses are being proposed.

LAYOUT

The layout at ground floor will comprise of a lounge, dining room, kitchen, utility room four double bedrooms and a double garage.

The proposed siting of the dwelling has been altered from the previous application in that the dwelling has been moved closer to the existing entrance and closer to the western boundary. This makes the proposal less intrusive within the gap although it is noted that the Planning Inspector was of the opinion that the original proposal did not bring the built form of Kingston any closer to East Preston or Ferring.

It is also noted that the Inspector concluded that the proposal would have no material effect on the inter – visibility or intra – visibility.

Despite the views of the Inspector the repositioning of the main dwelling will improve upon the visual impact.

The rest of the site has been designed to increase the bio-diversity of the site by providing an apple orchard, hedging, new trees, a bee hive and a large area of the site has been laid over to rewildling.

SCALE

The building has been designed as a bungalow in order to keep the massing as small as possible and taking into account the rural nature of the site and to create a design which would have the massing or scale of a barn or stables.

APPEARANCE

The appearance of the proposed dwelling is rustic in nature keeping in tune with traditional country designs. The external walls are to be changed from flint and brick to timber to soften the appearance and a plain clay tiled roof.

The windows are to be constructed in hardwood timber and are to be triple glazed.

The look of the dwelling would be traditional and in keeping with the area. It is noted that the Planning Inspector accepted the design in the previous application but these amendments have been made to further improve the design and take on board the comments of the Council.

LANDSCAPING

This revised scheme now includes a landscaping package which will greatly improve the Bio-diversity of the site by the proposed planting of trees, a apple orchard, a new beech hedge running along the northern boundary, bee hives and a large area left to rewilding.

This will greatly improve the habitat for many species and enhance this piece of land in the strategic gap. This proposal will greatly boost the ecosystems and biodiversity within the land.

ACCESS

Level access is to be provided to the building throughout and it be compliant to part M of the Building Control regulations.

SUSTAINABILITY

The building will be built using as far as possible local materials from sustainable sources and waste will be kept to a minimum (see waste minimization report)

With regard to thermal performance the building will be constructed to standards above those of the requirements of Building Control and a ground source heat pump will be used in order to minimize running costs. A gas central heating system will not be used.

CONCLUSION

The proposed project offers a great opportunity to provide a well designed dwelling, set within a plot of land which will be landscaped in a way to greatly enhance the bio diversity of the area. There is no other plot of land within the local vicinity which can offer this opportunity and please see a letter of support from Cooper Adams confirming this.