

W/16/09

Planning Design and Access Statement

for

2 Storey Extension & Alterations

to

**Keepers Cottage
221 Warningcamp
West Sussex**

Mr & Mrs A Couch

December 2009

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SITE APPRAISAL

Keepers Cottage is situated on the eastern side of the Burpham Road and approximately 100m to the north of the Warningcamp crossroads. Burpham Road is a quiet country lane serving the villages of Warningcamp, Wepham and Burpham.

Keepers Cottage is a 2 storey detached house (see photographs 01) set within its own grounds of approximately 0.24 hectares. The house is constructed of clay facing bricks under a clay tile roof. Keepers Cottage was constructed in the early 1890's by the Norfolk Estate to house one of their game keepers..

Immediately to the south west of the application site is Box Lodge (also known as Box Cottage) which does not have any windows overlooking the application site as the property is orientated to the south west and north west. There are outbuildings and a 2m high brick wall which form the boundary between Keepers Cottage and Box Lodge.

The north west boundary of the application site is set back approximately 27m from the Burpham Road and is formed with a 2m high mature hedge. There is a mature hedge to the north east boundary which starts at a height of 2m at its western end rising to 2.4m near to Keepers Cottage and then changing to a 7m high hawthorn screen towards the rear of Keepers Cottage (photograph 02). The site rises approximately 10m from the Burpham Road towards the rear of the property with Keepers Cottage being set at about the midway level.

The current owners of Keepers Cottage have owned the property since 1986 when the property was purchased from the Norfolk Estate.

Keepers Cottage, with two bedrooms, box room and a small bathroom is very compact and restricted for current living standards and this application now seeks approval to provide increased accommodation and facilities.

POLICY BACKGROUND

I believe that the following policy relates to this proposal and a brief outline is set out explaining how each elements requirement has been complied with:

Policy Dev19 – Extension to Existing Residential Buildings

The application complies with Policy DC2 in that the proposal conserves the development pattern of the area and protects the existing mature hedgerows.

- (i) The extension as proposed would relate sympathetically to and be integrated with the existing house in siting, design, form, scale and materials.
- (ii) The extension would form part of integrated design and would not dominate the existing cottage.
- (iii) The proposed extension would not adversely overshadow, overlook or have an overbearing effect on neighbouring properties.
- (iv) The extended house would be within the confines of the existing settlement of Warningcamp and would not adversely compromise the established spatial character and pattern of the settlement when viewed either from within or outside of the settlement.

Policy GEN11 – Inland Flooding

The application is not within a designated flood risk area and therefore would not increase the risk of flooding either within or outside of the application site.

DESIGN

The north west gable of Keepers Cottage is a dominant feature of the cottage and the proposal retains this feature and extend the existing cross wing (photograph 03) towards the north eastern boundary. It is proposed to clad part of the first floor of the north east elevation with stained weatherboard to retain the dominance of the gable to the north east, this elevation is also behind a significant mature hedgerow screen.

The proposed design continues the existing ground floor levels to be retained and this provides the opportunity for the terrace to the proposed sitting room to be cut into the existing rising ground with a set of wide steps providing access to the rear garden.

A major benefit of the proposals would be the provision of highly insulated construction along the northern side of the existing cottage creating a thermal buffer to the north and easterly winds.

The proposed extension is to be constructed of clay facing bricks under a clay tile roof all to match the existing cottage. Part of the first floor elevations to the north and east are to be clad in stained weatherboard.

CONCLUSION

The applicants trust that in the light of the above statement the planning authority will feel confident in recommending this proposal for approval.

Maurice Ashenden-Bax RIBA
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