

PLANNING STATEMENT.

FOR

**EXTENSION TO PROPERTY
AND
NEW FENCE AND GATE TO PARKING AREA**

AT

**THE POTTING BARN
NO. 5 HOBBS COURT
BILSHAM ROAD
YAPTON
ARUNDEL
WEST SUSSEX.
BN18 0JY**

FOR

D LOWNSBOROUGH

April 2022



**PDK Architecture and Surveying.
29 Breach Avenue, Southbourne, Hampshire PO10 8NB.**



1.Site

- a) The property is a detached, unlisted property and separate from the other 4 Grade II listed properties at Hobbs Court. It is a predominantly new build conversion and is adjacent to an entirely new build unlisted 5-bay garage block.
- b) The property in question, The Potting Barn, was included during its conversion into a former lean-to open-fronted Potting Shed barn, also used for experimental agricultural plants and seeds and also as a Pottery as now confirmed, (not as a Piggery as a name stated in earlier details submitted by Herongate Homes Ltd. The pigs were housed alternatively in pig sties in the neighbouring field as confirmed). See planning records from JMB Associates to planning officer Susan Leeson in correspondence 27/9/ 013 regarding planning reference Y/60/90, which advised the property as The Potting Shed in confirmation.
- c) It has been acknowledged in the pre app that the site is outside of the grade 2 listing of the other buildings to the south.

2.Existing Property

The application relates to: The Potting Barn No.5 Hobbs Court, Bilsham Rd. Yapton West Sussex BN18 OJY, at the North East end of Hobbs Court.

Access to the property is from Bilsham Rd. and closure to the rest of Hobbs Court already approved. Y/9/19/HH.

3.Project Brief

The brief is to obtain planning permission for the following:

- a) A sympathetic extension to the North of the existing property.
- b) A new fence and gate to parking area including the relocation of the existing evergreen hedge where new gate is proposed.
- c) Earlier pre-app submissions PAA/12/18 no longer applicable as follows :-
 - i) Stand- alone double garage and carport no longer to be included in the application nor anticipated for the future.
 - ii) The black clad utility area to now remains, but cladding changed to Flemish bond brick.
 - iii) The external porch in the earlier pre app previously situated to the East of the property is removed entirely from the latest submission.

4.Design overview and appearance.

- a) The extension will be sympathetically constructed in line with the existing building in same materials already used, and with the same Flemish Bond brickwork.
- b) The black cladding to be removed from the existing utility area as no longer considered to be appropriate as the garage block proposal previously intended to be adjacent to match it with cladding, has been abandoned. The cladding to be replaced with facing brick to be the same as all other brickwork to the property as Flemish Bond.
- c) The main appearance of the Potting Barn is of an 'L-shape', in line with other properties on site, namely the Granary and Dovecote. The latter also have single storey sections comparable to the area of the extension proposal, also that of the entirely new build 5 bay garage block adjacent to The Potting Barn. Sunflowers is also a single storey building on the site. It is also noted that The Granary and Dovecote have 3 storeys, which enhance their dominance to The Potting Barn, which is also a detached property, the former are not.
- d) The lower roof height of the utility room is now to be retained to observe the earlier pre-app advice for a clear distinction between the old and the new structures.
- e) Also changed, in line with the pre application advice regarding subservience to the existing property, that the revised proposed plan is to include only one set of patio doors to show that it is substantially different from the rest of the main part of the property which has 4 sets to the existing property.
- f) The front door is now in the same North elevation as for the existing property and not to the East elevation as in the earlier plan and does not include an external porch.
- g) The extension is less than 50% increase in floor area. The existing floor area is 134.35m², the proposed extension is 63.34m² so approx. 47% increase.
- h) Also changed, in line with the pre application advice the proposed roof height has been lowered in consideration of the subservience to the original property .
- i) Also changed, in line with the pre application advice the proposed width of the earlier proposed dimensions reduced, in consideration of the subservience to the original property .
- j) The clients are not young and also have considered their health and wellbeing both now and for the future, with reference to this proposal. Although not an immediate concern, but they consider wheelchairs use within the property at some stage, where space as an amenity would be necessary. One, has already had 2 hip replacements, and the other has on-going health related outcomes from a life- changing motor accident, which can be verified.

5. Extent of Proposal

- a) Considerably reduced overall footprint to the previous proposal as recommended in pre- app advice. No longer to include garage and carport and also in acknowledgement of advised 'clutter' to the site, by removal from overall plan altogether and not intended to be introduced at a later time.
- b) Listed Building Consent is no longer required as confirmed by Arun planning by email as part of the pre application advice, It is acknowledged that the site is adjacent to a Grade II listed setting.
- c). Aspects of build to be in- keeping with existing property with use of same materials.
- d). Modest visual nature and appearance of proposed works.
- e) Large new build 5 garage construction in immediate vicinity to the development already approved and constructed from an earlier time for the developer of the site.
- f) Existing screening from the road to the West by mature trees and scrub, and *internally*, separate from the boundary in the property area, by mature hedge approx. 10m in length and approx. 3m. in height. All intended to be retained.
- g) The proposed extension does not overlook any other neighbouring properties on the Hobbs Court site nor Hobbs Farmhouse next door. The existing property and proposed extension is considered to be mostly 'blocked' from view in Hobbs Court by the existing property itself and a 1.8m close boarded fence to the property boundary to the North of Hobbs Court communal driveway.
- h) The proposed extension would commence approx. 40m. away from other residential properties in Hobbs Court at the other end of the communally used driveway.
- i) We feel that the proposal provides a contextually responsible solution to previous approvals and to match adjacent buildings already converted on the site. Also, privacy and screening from all properties on site, in a sympathetic way to the setting in general.
- j) A new fence and gate to parking area including the relocation of the existing evergreen hedge where new gate is proposed.

6. Landscaping, Trees and Ecology.

New planting and landscaping will be implemented in line with existing.

The existing building and landscaping will be protected from any construction work.

Mature trees on site are not in a Conservation Area and do not have TPOs attached. None would require removal or pruning, as not in the immediate vicinity of the proposed extension.

As part of the original planning approval ecological appraisals were carried out and mitigation measures implemented. These are still in place including bat boxes and will remain untouched. It is not considered that the extension will require any additional mitigation measures.

7.Vehicular provisions

- a) There is parking provision for 4 cars on the site with the enlarged parking and dedicated access as approval Y/9/19/HH.
- b) The existing provision for short stay cycle store is retained.
- c) A new fence and gate to parking area including the relocation of the existing evergreen hedge where new gate is proposed.

8.Provision for Waste and Recycle Material storage

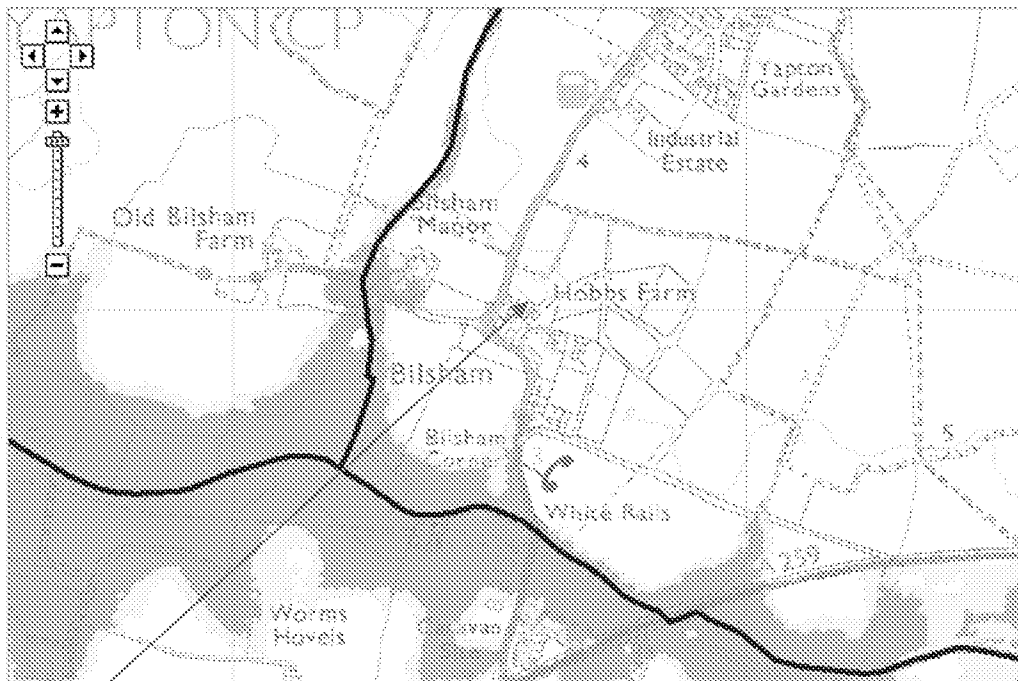
The existing provision for waste and recycle stores is retained.

9.Risk of Flooding

Extract from EA flood map showing site is not within zone.

BN16 0JY at scale 1:10,000

Other maps Data search Text only version



SITE

Prepared By PJC
May 2022