

DESIGN & ACCESS STATEMENT

DOVECOTE
HOBBS COURT
BILSHAM ROAD
YAPTON
WEST SUSSEX
BN18 0JY

Various Planning items

confirmation of boundary position.

positioning of a satellite dish to South East elevation.

locating of the original hayloft crane, with house sign, adjacent to front door.

new small timber gate with adjacent fence to annexe garden.

replacement of fencing around garden.

confirmation of boundary wall horizontal boarding.

window and door design (condition 2 - Y/105/13 and Y/106/13/L)

window and door details (condition 4 - Y/105/13 and Y/106/13/L)

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INTRODUCTION

This document sets out the Design & Access Statement to accompany the Householder Planning and Listed Building Application for the approval of works undertaken at Dovecote, Hobbs Court, Yapton.

SETTING

The existing (larger context) site comprises a series of period and later buildings arranged within a primary inward-facing courtyard setting.

LISTED BUILDING CHARACTER & HISTORY

It is understood the existing building, that was converted to form the new dwelling Dovecote, is Grade II Listed and shown on context maps of the area from 1898.

PLANNING ITEMS

The most recent planning application (a much larger proposal) that relate to the site is Y/105/13 for the conversion of farm buildings to residential dwellings, including Dovecote. This application was permitted with conditions. Some of these conditions have not been met and have been raised by Mrs R Dannatt as an enforcement concern.

JUSTIFICATION

The property owners bought Dovecote unaware that several planning items were at variance or were still a condition to be discharged. These include the actual properties boundary within the Hobbs Court site, the horizontal boundary wall panels (instead of vertical panels which were approved), window and door joinery (Y/53/14/DOC) not approved and altered window and door design to that which was approved.

The property owners have inadvertently made alterations that shown have gained planning approval. These include replacing dilapidated willow fencing, the erection of a satellite dish, the locating of the original hayloft sign and a new small timber gate and fence to the annexe.

The works that have taken place are unobtrusive, with the design in keeping with the existing architectural style and materials of the area, whilst minimising any impact to the Listed Buildings.

CONCLUSION

The proposals are in keeping with their surroundings. Minimal visual impact has been created by the various alterations and the property owners are keen to retain and enhance the protected character of their home.

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