

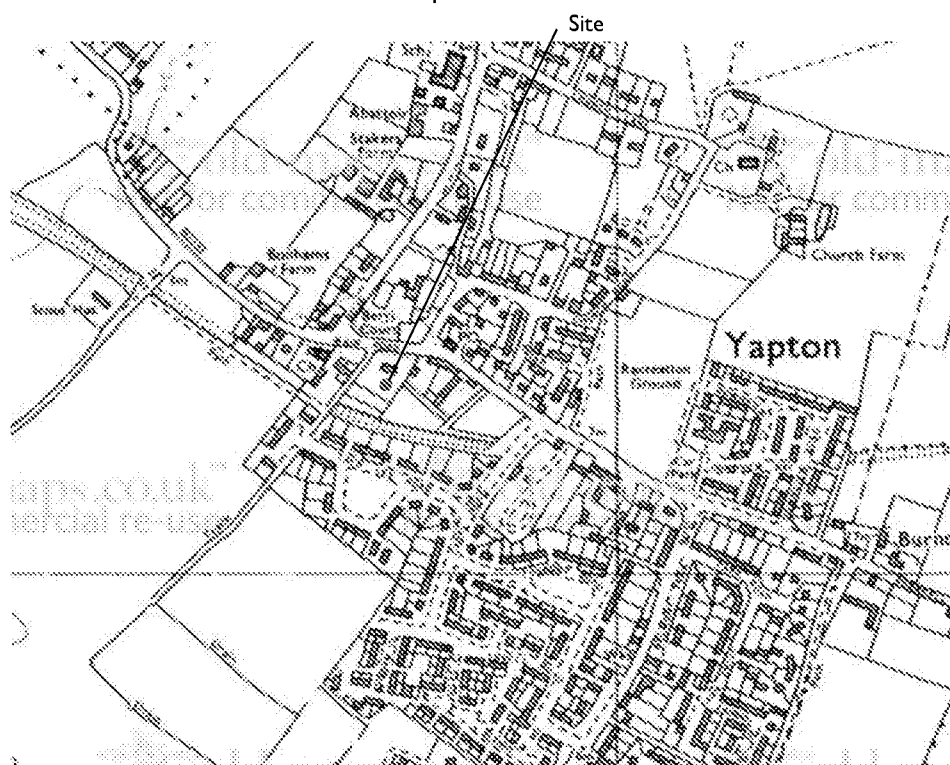
Design, Access
and
Heritage Statement
for
Dyers Croft,
Yapton,
BN18 0EA



Table of Contents

1. Heritage Statement	3
2. Proposed Works	8
3. Relevant Planning Policy	10
4. Flood Risk Assessment	12
5. Summary	13
Appendix A - Photographs	14

Below is an extract from the 1979/80 OS Map:



The dwelling is wide and narrow and is arced around the front driveway. It has a tall thatched roof with varied eaves lines and a number of projecting curved and flat, gable and hipped wings to the front and rear. These details break up the horizontal lines of the dwelling and emphasises its curved layout and design. There is a large chimney on the west side of the dwelling, which dominates views of the dwelling when approaching from the access drive to the west. This access drive and the whole of the front garden is enclosed by tall hedges and trees which similarly emphasise the curved design of the dwelling and fully screen the dwelling from the street scene.

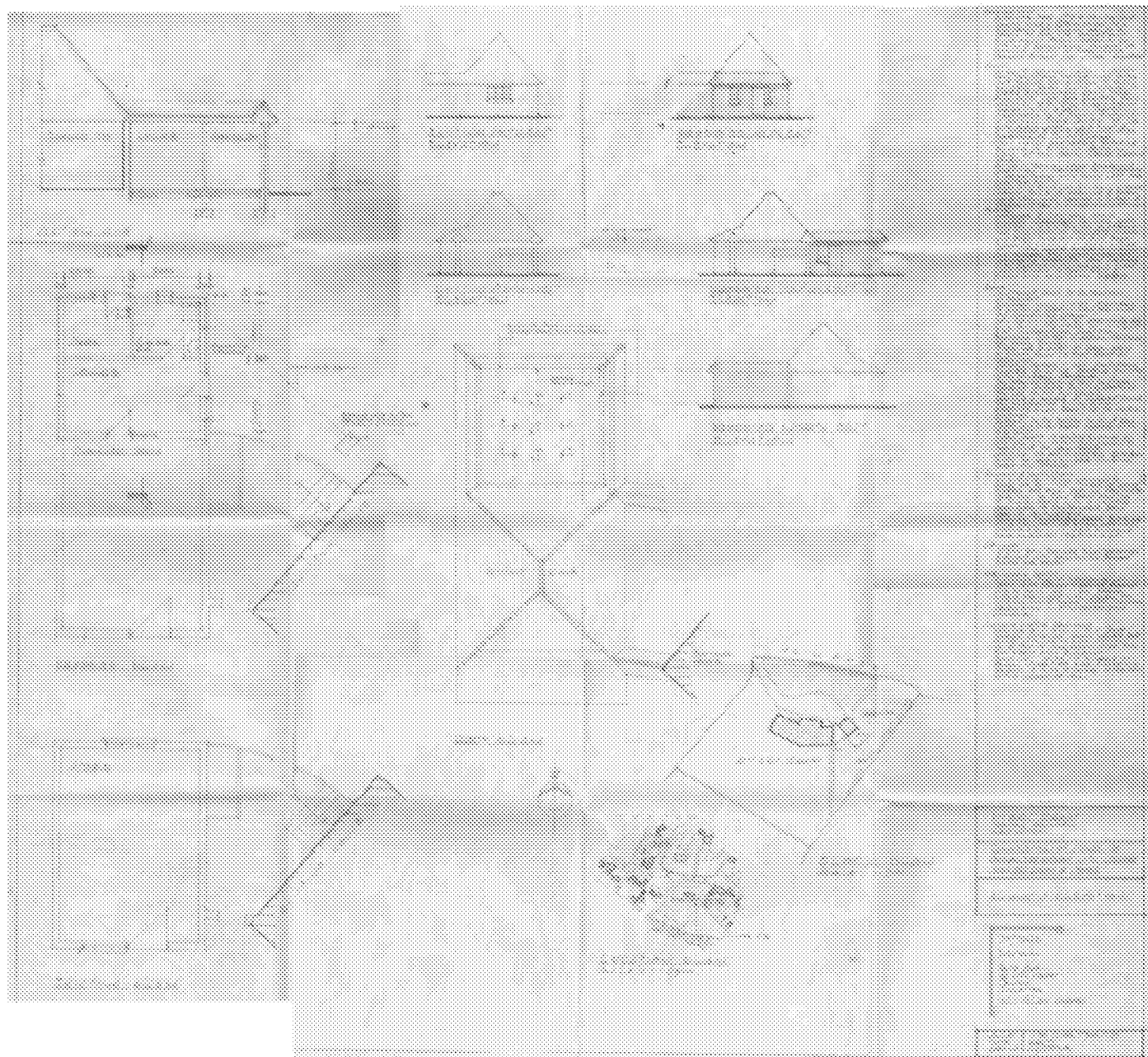
The existing attached outbuilding garage/store on the east side of the dwelling continues the curved line of the dwelling and has been designed to respect the overall character and appearance of the main dwelling. The small tiled hipped roof over the pedestrian gate link between the dwelling and the existing outbuilding provides a clear separation point between the main dwelling and the outbuilding.

Permission was granted for an extension to the existing store and the conversion of the store to a snooker room with lounge, shower room and store (Ref: Y/20/91 and Y/22/91L). Whilst the work was commenced, the owners of the property did not complete it. Instead, the existing open sided garage was constructed on part of the site of the approved extension, as an interim measure. A copy of the approved drawing is set out below, along with a copy of the 1992 OS plan for the area. The flat roofed carport is not visible in views when approaching the dwelling, due to the curved alignment of the driveway, which is flanked by dense planting. When it becomes visible it is clearly seen beyond the dwelling and as an extension to the main outbuilding.

1992 OS Plan:



Approved Drawings (Ref: Y/20/91 and Y/22/91L):



Attached to this statement at Appendix A are a set of photographs which show the dwelling.

2. Proposed Works

Proposed works to the Listed Building.

6. Removal of covered parking area
7. Construction of garage extension

The proposed works have been considered in order to retain as much of the existing fabric whilst enhancing the overall appearance and function of the outbuilding element.

Proposed garage extension.

In the previous application the intention was to add a garage extension joined to the existing store to improve the overall parking arrangement and security on the site. The proposal required elements of the existing store to be demolished, for a single roof to house the store and proposed garage. This application was subsequently withdrawn due to concerns raised.

The pre-application advice for the current application suggested that we relocate the proposed extension to the garden, and lower the pitch of the roof to make it less visible from the road and less imposing on the main house. We are reluctant to locate the garage in the garden as we feel it is important to protect the green space, particularly within a conservation area. Locating the garage in the garden would include re-aligning/widening the existing driveway and creating a access route through the garden making it very difficult to access and causing destruction of mature planting. At the same time a free-standing garage away from the existing structures would fail to respect or reinforce the curved line of the host dwelling. Accordingly, following a great deal of consideration and site assessments an alternative approach is being pursued.

The current proposal is to site the proposed garage on the site of the existing flat roofed open sided garage and partially on the site of the approved garage extension. The extension has been designed in order to maintain a relationship with the historic context of the site. Its walls and roof are to match the existing to conform with the elements to which it is connecting.

Unlike the approved scheme, the extension would continue and reinforce the curved lines of the property. It would have a fully hipped roof, which, whilst lower than that of the existing outbuilding, would respect and reflect the roofscape of the dwelling and existing outbuilding. As a result of its siting, modest height, form and attachment to the existing outbuilding it would be visually uncluttered and subservient to the host dwelling.

As a result of these factors the proposed extension would preserve the character and appearance of the listed building and its setting and would not detract from its significance.

Conversely, the current parking of vehicles in the driveway and the use of the open sided storage area/garage result in a level of visual clutter which detracts from the character and appearance of the listed building and its setting. If built out, due to its straight lines and false pitched roof, the approved garage addition would fail to respect the character and appearance of the listed building.

Finally, due to the siting of the extension, together with its modest height fully hipped roof the proposed addition would be fully screened from the street scene. It would thus preserve the character and appearance of Yapton Conservation Area and would not detract from its significance.

Design

The extension has been angled to be in keeping with the listed building, and subtly painted and tiled to relate back to the main dwelling, the proposed is intended to sit more harmoniously in its setting, not just with the context of the Heritage building but also with the site itself.

Scale

The proposed extension will increase the footprint of the existing storage and open garage by 18sqm.

Materials

The materials proposed for the garage extension are;

Roof: plain clay tiles to match and tie in with the existing

Walls: painted brickwork, for courses of black from ground level and white to eaves, to match the existing

Door: timber to match existing

Access

The access to the dwelling remains the same.

3. Relevant Planning Policy

Planning Policies and Proposals

The National Planning Policy Framework

The overall planning policies of relevance to this application have been set out in the National Planning Policy Framework (NPPF).

The NPPF seeks to achieve sustainable development and introduces a presumption in favour of sustainable development. Where a development accords with an up-to-date Local Plan it should be approved. Local Planning Authorities should positively seek opportunities to meet the development needs of their area. With this in mind the planning system should provide the supply of housing required to meet the needs of the present and future generations; and protect the natural and built environment. Where the development plan policies are out of date planning permission should be granted unless:

– any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

The Core principles of the NPPF are to adopt a pro-active approach towards new development. It states that when considering the impact of a development on the significance of a designated heritage asset great weight should be given to its conservation. Any harm requires clear and convincing justification, whilst opportunities for new development in conservation areas should be sought. Where a proposal would lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal. This is in addition to the duty of the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of listed buildings and their setting.

In relation to design the NPPF states that new development should function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential of the site and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation. Planning decision should not stifle innovation, originality or initiative.

The application scheme is designed specifically to comply with all of the above. As such the scheme accords very closely with the NPPF for the reasons set out in section 5 of this statement.

Arun District Local Plan 2003 (Local Plan)

Currently the Local Plan for the area comprises the Arun District Local Plan 2003, which is based upon the formerly adopted West Sussex Structure Plan, The South East Plan policies and various Government Guidance which no longer exists. It is out of date.

Paragraph 214 and 215 the NPPF advises that after April 2013 due weight should be given to relevant policies according to their degree of consistency with the NPPF.

Policy GEN7 relates to the form of new development, encouraging schemes displaying high quality design and layout. It states that development will be permitted provided it (in brief):

- Makes efficient use of land or buildings;
- Responds positively to the identified characteristics and resources of the site and the area;
- Promotes sustainable development;
- Does not harm the living conditions of existing residents;
- Takes account of any adverse impacts from adjoining land uses;
- Makes a material contribution to the local environment;
- Allows safe movement of pedestrians and vehicles, giving priority to pedestrians; and
- Provides adequate vehicle parking.

Concerning heritage assets policies DEV11, DEV12 require additions and alterations to be sensitively designed to respect the character and appearance of the asset and its setting. The Arun District SPD – Conservation Areas is consistent with this.

Arun Local Plan 2011 – 2031 (Pre-submission consultation)

Due to its draft status this Plan currently carries little weight. A significant number of the objections and comments have already been made concerning its contents.

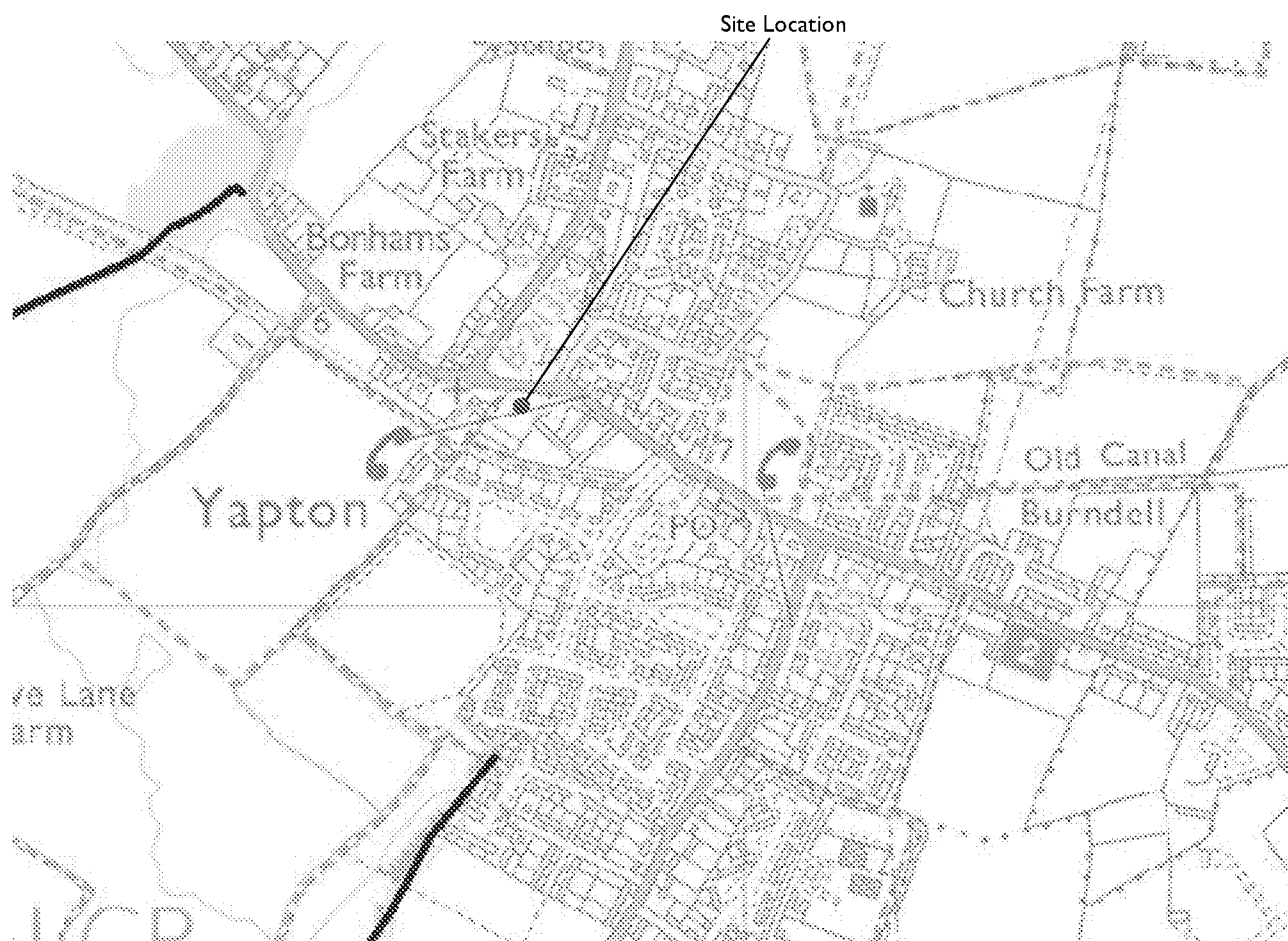
Together policies D SP1 and D DM1 seek to achieve high quality design and development which improves the character of the area and the living conditions of existing residents. Policy D DM\$ allows for residential extensions which relate appropriately to the host dwelling and relate appropriately to their surroundings. The heritage policies reiterate those set out in the NPPF.

Yapton Neighbourhood Plan

Policy E9 of Yapton Neighbourhood Plan seeks to protect conservation areas and listed buildings. As indicated above the proposed scheme has been designed to preserve and enhance the character and appearance of the setting to Dyers Croft and to preserve the character and appearance of Yapton Conservation area. The proposed development will not have an adverse impact on the setting of either.

4. Flood Risk Assessment

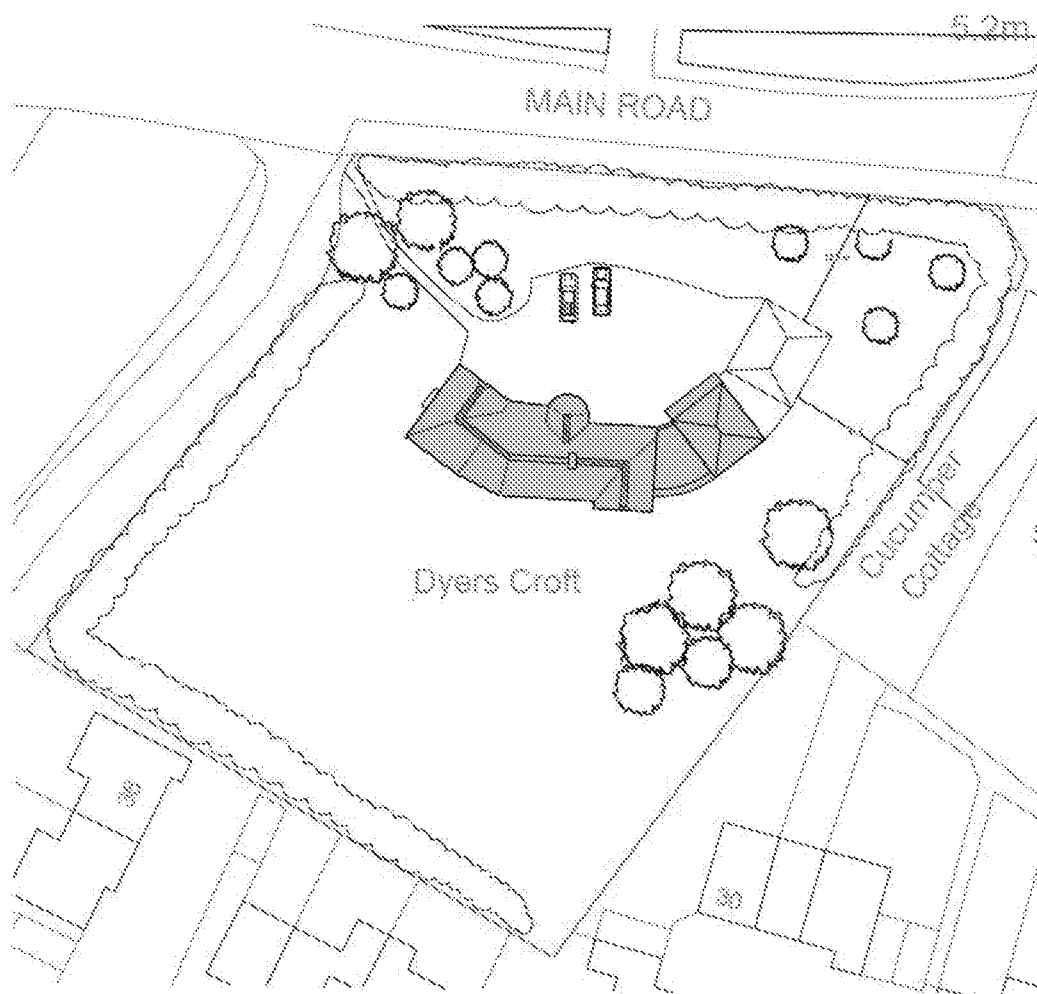
According to the Environment Agency Flood Map as indicated below, the property does not fall within the areas at risk from coastal or river flooding.



(Environmental Agency Flood Map showing the site)

5. Summary

The proposed application has been carefully considered and developed to take into account its historical importance in relation to not only the dwelling but also the existing outbuilding. Each element within this proposal relates to enhancing and preserving important factors and as such is felt to be a positive contribution to the Historic environment.



(Proposed Site Plan - Not to scale)

Appendix A - Photographs

List of Photographs :



(Photo 1 - The existing store and covered parking from entering the site)



(Photo 2 - Front elevation of the listed property)



(Photos 3/4 - Driveway and approach to house from the main road)



(Photos 5/6 - View to the entrance and site perimeter from the main road)



(Photos 7/8 - Existing covered parking)