

DMA BUILDING DESIGNS

DESIGN & ACCESS STATEMENT

For a new two storey dwelling at:

**1 Pathfield Cottages, Cross Lane,
Barns Green, West Sussex, RH13 0QF**



**Submitted on behalf of
Mr M Sprigge**

Revision P1



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Introduction and Background

This statement has been prepared to support the submission of an application to create a new build dwelling in Cross Lane, Barns Green.

The statement should be read in conjunction with all the supporting paperwork submitted with the application and has taken into consideration use, scale, use, layout, appearance, landscaping and access.

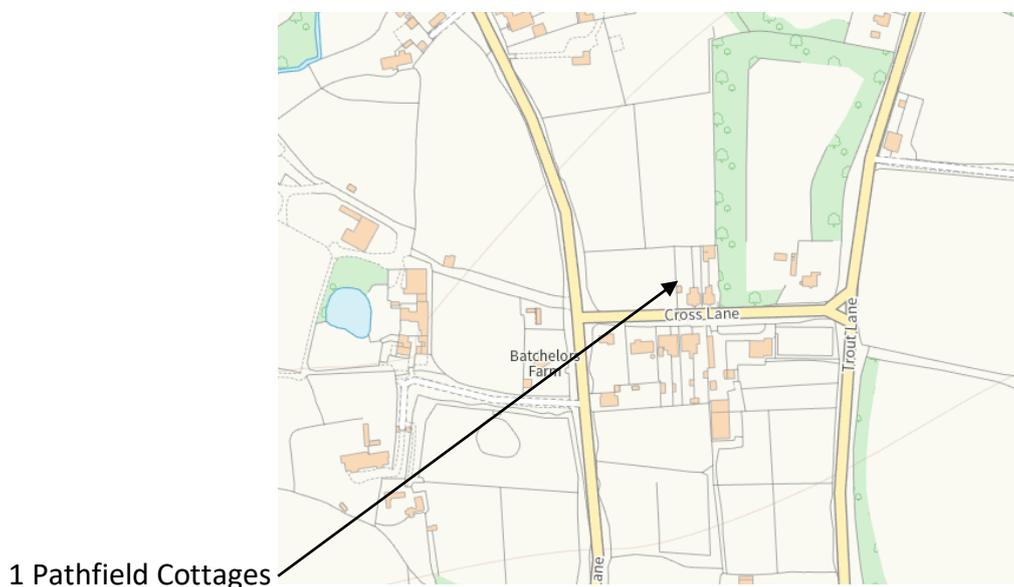
Pathfield Cottages are located on Cross Lane which sits between Ems Lane to the west and Trout Lane to the east. It is within a small built-up area in a countryside location for the purposes of planning policy. The area is rural with sporadic residential properties of varying form and design.

1 Pathfield Cottages sits on a sizeable plot in comparison to 2 Pathfield Cottages and the two properties making up Fairfield Cottages. The property also has a large precast double garage to the side which is set back from the existing property lines.

All properties in the vicinity, have property boundaries directly off the country lane.

Site

The site is located between Barns Green and Brook Green in a small hamlet of properties. It is considered rural but is surrounded by other property boundaries / settlement as well as countryside. The area has a splattering of property mixed with open fields as can be seen below:



With the removal of the current garage a potential plot is created to the side of the existing property.

The existing house, 1 Pathfield Cottages, will be retained with a revised boundary and parking to the front which is in keeping with other dwellings in the area.

There have been no previous applications on the site.

The property does not sit in a conservation area and has no ancient woodland in close proximity.

Flooding

The site has been assessed as being low risk when it comes to flooding as can be seen on the attached Flood Map for Planning document. The changes implemented will not increase flood risk in the area.

Drainage

The new property will connect to the public drainage on site with the necessary permissions obtained.

Layout & Scale

When looking at the design, it was important to create a well-proportioned and much needed family home in the area, ensuring that it was accommodated appropriately within the curtilage of the existing dwelling.

Overall, the property will offer a functional and comfortable 3-bedrooms with generous kitchen / dining space, downstairs WC, utility and plentiful storage.

In designing this we considered the GIA of the existing property which is 104 sq m plus the garage which is 28.79 sq m. The proposed dwelling is the same size as the existing (104 sq m) to ensure it is in keeping with its neighbours. This can be offset against the garage giving an overall increase on site of 75.2 sq m.

Due to the length of the existing amenity space, this has easily been divided between the two properties and provides similar amenity space to 2 Pathfield Cottages and 1&2 Fairfield Cottages.

Consideration was also given to the original property ensuring sightlines were adhered to and ensuring the site was then not overdeveloped and overbearing.

Access, Parking & Landscaping

The existing property has space for two vehicles to the front which is in keeping with neighbouring properties and has been demonstrated as viable on the attached plans. To accommodate this, the existing shrubbery to the front of the property will need to be removed and the front driveway will be block paved.

The new property will similarly have space for two vehicles to park at the front, again in keeping with other properties in area.

With just one dwelling being proposed, significant increases in traffic will not be applicable and therefore will not impact existing infrastructure.

No consideration has been given to the entry, exit and visibility on the site as this is not being altered and has been in place for many years and therefore has no foreseeable issues.

Broadband

Broadband will be connected as per the existing property and within the limitations of the rural area.

Planning Context

The National Planning Policy Framework (NPPF) (December 2024) Sustainable Development sets out the Government's planning policies for England and how these should be applied.

In particular there are three objectives: economic, social and environmental.

Although in a rural area, it is not considered to be outside a built-up area as there are properties surrounding the plot.

Having regard to the provisions of HDPF policies 1 and 3 there should be no objections to the development proposed as the application site is situated in an acceptable, sustainable location, suitable to accommodate the provision of a new dwelling and will not be out of character compared to the build pattern of existing properties in the area with a sub-division of plots not uncommon across the district. The proposal provides a suitable site for the creation of a new dwelling near local services and facilities including schools and public transport. The proposal will also make a small contribution to the supply of much needed new homes in the area.

No affordable housing will be applicable on the site.

Additional Reporting

A daylight report and BNG statement are attached.

Conclusion

The proposed dwelling will be a welcome addition to the area. It allows for development within a curtilage that has a building (albeit a garage) located therefore making effective use of the land. The proposal complies with local priorities and needs and makes a small contribution towards the housing provision in the district acknowledging lack of housing supply. Whilst not situated in isolated countryside, the new occupiers will be able to access facilities and services within Barns Green. Sufficient parking and design considerations have been included to demonstrate policy has been complied with and we therefore trust that the application can be approved.