

Roma Cottage,
Wineham Lane,
Wineham,
East Sussex,
BN59AG.



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Clients: Mr Matthew & Mrs Camilla Skeels.

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Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of a new 5-bedroom detached dwelling with an integral double garage on site known as Roma cottage, Wineham Lane, Wineham BN59AG The site already benefits from planning approval for a 4-bedroom dwelling with a double garage, which establishes the principle of residential development.

The revised scheme proposes a 5-bedroom family home, better reflecting Matthew and Camillas' housing needs (they have four children between them) while also offering a design that is more sympathetic to the character of surrounding properties.

As part of this proposal, the existing dilapidated wooden cabin currently occupying the site will be demolished.



Existing: Remove dilapidated cabin.



Fig. 4. Entrance.



Fig. 4. View from east to west.



Fig. 4. View from north to south..

Site Analysis

Wineham is a small rural hamlet in West Sussex, situated between the villages of Cowfold and Henfield, with close links to the nearby town of Burgess Hill. It is characterised by a traditional countryside setting, with open fields, farmland, and clusters of historic, modern and traditional dwellings that give it a distinctly rural charm. The built form is modest in scale and largely composed of detached houses and cottages, many of which display vernacular Sussex architecture, including red brickwork, tile-hung elevations, and pitched tiled roofs. Facilities in Wineham are limited, reflecting its hamlet status. For wider services such as shops, schools, and healthcare, residents look to the surrounding villages and nearby towns.

The architectural character of Wineham, with its mix of traditional farmsteads and sympathetically designed modern dwellings, contributes to a landscape that feels both historic and lived-in, maintaining the area's quiet, rural identity.



Examples of properties on Wineham Lane.

Design Context

The application site is situated in a residential area characterised by a variety of house types and designs, mainly traditional family homes with some more modern interpretations. Despite this variation, detached dwellings of generous scale are a defining feature, and this existing architectural language has directly informed the proposed design for Roma Cottage. The new dwelling adopts key local characteristics such as pitched roofs carefully proportioned fenestration and sympathetic material choices, while introducing contemporary detailing to create a home that is both respectful of its context, responsive to modern family living needs and align with existing properties.



Examples of the proposed external aesthetic.

Design Rationale

The previously approved 4-bedroom scheme established that the site could accommodate a family-scale home with a double garage. The current proposal for 5 bedrooms represents a logical progression that both responds to the applicants' family requirements and reflects the scale of neighbouring homes.

Key design considerations include:

Scale and Proportion: The dwelling and garage are designed to sit comfortably within the plot, with ample separation to boundaries. The overall form avoids over-development while delivering a adequately sized family home.

Double Garage: The scheme retains a double garage, as previously approved, ensuring adequate secure parking and storage for a family dwelling of this scale.

The repositioning of the main dwelling on the plot has been carefully considered to maximise the benefits of a south-facing garden, ensuring that the principal living spaces enjoy excellent levels of natural light and direct visual connection to the outdoor amenity space. The design of the south elevation has been developed with this orientation in mind, incorporating generously proportioned windows and doors that frame views across the garden while enhancing the sense of openness and connection between inside and out. This arrangement not only creates a bright and welcoming family environment but also establishes a strong relationship with the landscape setting. Importantly, the layout provides a safe and secure garden to the rear of the property, offering a protected and secluded space where Matt and Camilla's younger children can play and spend time outdoors in safety, with easy supervision from within their home.

Materials

External materials (brickwork and tiled roofing) are chosen to be materially sympathetic to those in the surrounding area, reinforcing local character and ensuring that the dwelling integrates seamlessly into its context. The architectural composition employs gabled roofs, balanced fenestration, and recessed detailing, allowing the design to read as contemporary yet firmly grounded in local traditions. The pitched roof elements not only reference the surrounding vernacular but also provide superior rainwater run-off and durability, reducing the long-term maintenance demands associated with standing water and weathering. In contrast, where a flat roof is required, the use of a modern EPDM system has been specified for its exceptional waterproofing performance, resilience to UV exposure, and longevity, ensuring that these areas remain robust and low-maintenance over time. Together, the pitched and flat roof treatments strike a balance between functional performance and architectural expression, supporting a dwelling that is both sympathetic to its rural setting and technically efficient in meeting the needs of modern family life.

Planning Policy Compliance

This proposal is consistent with both national and local planning policy objectives:

National Planning Policy Framework (NPPF, 2023)

Paragraph 130: The scheme achieves a high standard of design that adds to the area's overall quality, is visually attractive, and is sympathetic to local character.

Paragraph 134: The proposal is well-designed, positively contributing to the built environment by replacing a poor-quality structure with a permanent, sympathetic dwelling.

Section 11 (Making effective use of land): The development optimises the site by providing a well-proportioned family home with adequate amenity space.

Section 12 (Achieving well-designed places): The dwelling has been designed with regard to local character while incorporating sustainable construction and design features.

Horsham District Planning Framework (HDPF)

Policy 1 – Strategic Policy: Supports the delivery of sustainable development.

Policy 3 – Development Hierarchy: Encourages residential development within built-up areas where appropriate.

Policy 25 – Natural Environment and Landscape Character: The proposal enhances the local character by removing a visually harmful structure.

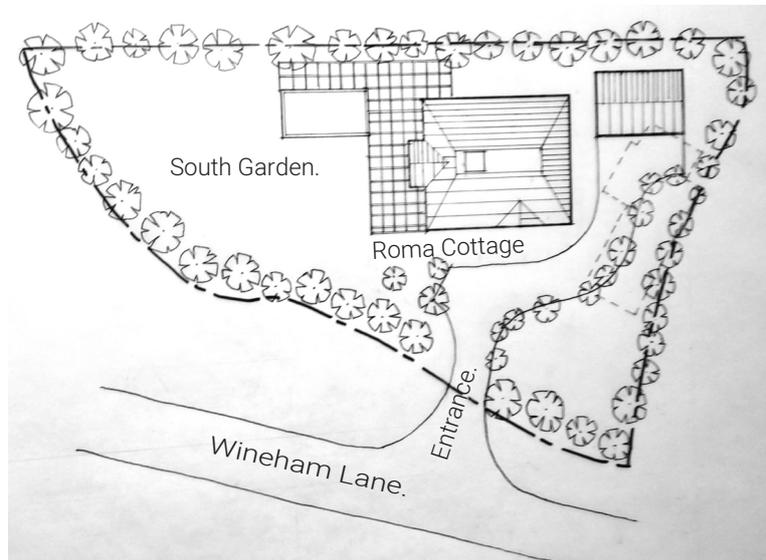
Policy 32 – Quality of New Development: The design is of a high quality, sympathetic to local character and appropriate in scale and proportion.

Policy 33 – Development Principles: The dwelling provides safe access, adequate parking, appropriate amenity space, and does not harm the amenities of neighbouring occupiers.

Policy 37 – Sustainable Construction: The dwelling incorporates sustainable building principles, consistent with policy aims.

Access and Movement

Vehicular access to the site will be via Wineham Lane unchanged from the approved scheme and what is existing. The double garage and associated driveway provide generous off-street parking, meeting local highway standards.



Landscaping and Amenity

The proposal includes a generous south-facing rear garden, providing ample private amenity space that significantly exceeds local policy requirements. This orientation ensures excellent natural light throughout the day, creating a pleasant and usable outdoor environment for family life. The rear garden is intended to function as a safe and secluded space, offering privacy and security.

To the east elevation (front), a carefully considered soft landscaping scheme will be introduced to integrate the dwelling seamlessly into its setting. Planting will be selected not only to soften the built form but also to contribute to local biodiversity, with the inclusion of native species and pollinator-friendly planting. These measures will enhance both the ecological value and the visual quality of the site, complementing the architectural character of the new dwelling. Collectively, the landscaping strategy will ensure that the property is both functional and attractive, delivering meaningful amenity benefits to the future occupants and a positive contribution to the surrounding streetscape.

Sustainability and Environmental Performance

The proposal adopts sustainable design and construction principles, including:

High levels of insulation and airtight building fabric.

Energy-efficient lighting, heating, and appliances.

Roof design capable of accommodating solar panels.

Permeable driveway surfacing to support sustainable drainage.

Native planting and soft landscaping to support biodiversity net gain.

Aluminium framed gas filled paned windows.

Maximum use of natural lighting.

Conclusion

This proposal for a 5-bedroom family dwelling with double garage represents a carefully considered development that:

Provides a home of appropriate scale for the applicants, who have four children between them.

Retains the previously approved double garage, ensuring continuity with earlier consent.

Removes the seriously dilapidated wooden cabin, significantly enhancing the site and improving visual amenity.

Uses sympathetic materials and detailing to align with local character.

Incorporates sustainability measures in accordance with local and national planning policies.

The scheme will deliver a high-quality, sustainable family home, making a positive contribution to the character, function, and appearance of the local area.

Matthew and Camilla and I look forward to working with you to ensure we arrive at the best possible outcome for the proposed property, neighbouring properties while preserving the architectural integrity of the area in general. We very much hope you look on our proposition favourably.

Kindest regards,

Mark H. Smith
BA(Hon), MA, PGDip, PGCert.