Land at Sir Robert's Farm
Goose Green Lane
Pulborough
West Sussex

Design and Access Statement

In connection with:
Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with detached garage.

At:
Sir Robert's Farm
Goose Green Lane
Pulborough
West Sussex RH20 2LW

1 INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for: **The demolition of existing dwelling and erection of a replacement four-bed barn-style dwelling with detached garage.**

This Design and Access Statement sets out the aims of the proposal, the steps taken to appraise the context of the site and explains the design principles and concepts that have been applied to the proposed development.

This Statement has been prepared in accordance with the:

- Town and Country Planning (Development Management Procedure) (England) Order 2015;
- National Planning Practice Guidance (as revised);
- National Planning Policy Framework (December 2024); and
- Horsham District Planning Policy Framework (November 2015),

and objectively demonstrates the commitment of the owner to achieving good design, sustainable development and otherwise meeting the requirements of planning policy and legislation.

This Statement should be read in conjunction with the planning application and associated planning drawings and supporting statements.

1.1 The Site and Location

Sir Robert's Farm (the **"Property"**, outlined red in Figure 1) is a holding of approximately 5.26ha/13ac comprising pastureland, woodland and buildings of various uses. It is located to the North-East side of the B2133, Goose Green Lane, approximately 200m to the North-East of the junction with Cray's Lane. The Property lies approximately one mile from Thakeham Village.

1.2 Access

The Property has the benefit of two existing vehicular access points connecting to the local road network (Goose Green Lane), approximately at the South-East and South-West corners of the Property (identified by blue arrows on Figure 1).

1.3 The Existing Buildings on the Property

The existing buildings on the Property comprise (numbers correspond to numbered buildings in Figure 1):

1. **Sir Robert's Bungalow** - A Use Class C3 dwelling house. The building comprises a pitched roof single storey bungalow of timber construction and a flat roofed extension. The accommodation comprises 4 bedrooms, 2 bathrooms, living room and kitchen. It has an approximate gross external area of 119.6m². In this document, this building is referred to as the "**Bungalow**". The Bungalow has prior approval for addition of a second storey and a single storey 8m rear extension (see Section 2 - Bungalow Fallback Position)

2. **Sir Robert's Cottage** - A Use Class C3 dwelling house. The building comprises a pitched roof single storey bungalow. The accommodation comprises a combined living room/kitchen, one bedroom and one bathroom. It has an approximate gross external area of 45.0m². In this document, this building is referred to as the "**Cottage**".

3. **Sussex Barn** - An L-shaped traditional barn of timber construction with masonry infill and weatherboard cladding with a clay tiled roof. In this Statement, this building is referred

to as the "**Sussex Barn**". The Sussex Barn has full extant planning permission under Ref. DC/23/1546 for conversion to a three bedroom residential dwelling.

4. **Workshop** - The building comprises a timber shed with a corrugated roof and a concrete floor. The building measures 5.5m x 17.4m and has an approximate gross external area of 95.7m². In this document, this building is referred to as the "**Workshop**". The Workshop has full extant planning permission under Ref. DC/23/1549 for change of use to a three bedroom residential dwelling house (Class C3) and associated minor alterations.

5. **Garages** - The building is of concrete block construction with a mono-pitch corrugated roof and a concrete floor measuring approximately 6.1m x 13.9m. In this document, this building is referred to as the "**Garages**". The Garages have full extant planning permission under Ref. DC/23/1550 for change of use to a one bedroom residential dwellinghouse (Class C3) and associated minor alterations.

The above buildings are located approximately in the South-West corner of the Property and are accessible off Goose Green Lane. Descriptions of the Sussex Barn, Cottage, Workshop and Garages are provided for context only. This application relates solely to the replacement of the Bungalow.

Figure 1 - Block Plan of existing buildings at Sir Robert's Farm. Property extent edged in red.

2 BUNGALOW FALLBACK POSITION

The proposed development comprises the demolition of the Bungalow, and replacement with a two-storey, four-bedroom, Sussex barn-style dwelling, together with detached garaging and associated access and landscaping.

The fallback position represents a significant material consideration in the assessment of this planning application for the demolition of a single-story bungalow and its replacement with a larger two-story barn-style dwelling and detached garage. As established in the Court of Appeal judgment of *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314, the prospect of implementing a fallback development does not need to be probable or likely; a mere possibility is sufficient for it to be considered material.

In this case, the Bungalow benefits from multiple fallback positions under permitted development rights:

i. Prior approval obtained for a second story under Class AA of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("**GPDO**"). Please refer to: DC/24/1295.

ii. Prior approval obtained for an 8m rear extension under Class AA of Part 1, Schedule 2 of the GPDO. Please refer to: DC/24/1664.

iii. Permitted development rights for side extensions under Class A of Part 1, Schedule 2 of the GPDO. Although prior approval is not required, the proposed side extensions were shown in the aggregate elevation drawings submitted (and approved) under DC/24/1664.

iv. Rights to construct outbuildings under Class E of Part 1, Schedule 2 of the GPDO.

v. Right to construct an access track through existing curtilage with a permeable surface under Class F of Part 1, Schedule 2 of the GPDO.

These combined rights constitute a substantial and material fallback position, allowing for significant enlargement of the existing dwelling without the need for full planning permission. This aligns with the principle set forth in *Gambone v Secretary of State for Communities and Local Government* [2014] EWHC 952 (Admin), which outlines a two-stage approach for considering fallback positions: first determining whether it is a material consideration, and then deciding what weight should be attributed to it.

The proposal for a two-story Sussex barn-style, detached garage, access and landscaping offers substantial improvements over the potential fallback development, including: a more cohesive and architecturally appropriate design for the rural setting; and improved energy efficiency and sustainability features.

These improvements constitute clear public benefits, which are key factors in successfully applying the fallback argument.

It is important to note that, as per the ruling in *R v Secretary of State for the Environment and Havering BC* [1998], the fallback position meets the three established tests:

i. There is a legal right to implement the fallback position established through multiple permitted development rights.

ii. There is a real prospect of the fallback being implemented, as evidenced by the prior approval for the second story and rear extension.

iii. The proposed development has been compared to the potential fallback scenarios.

Therefore, it is respectfully requested that significant weight be given to the fallback position when assessing this application. The combined effect of the permitted development rights provides a robust baseline for evaluating the merits of the proposed development, demonstrating that the new Sussex barn-style dwelling, garage, access and landscaping represent a more favourable outcome in terms of design, efficiency, and overall impact on the local area.

3 PROPOSED DEVELOPMENT

This section provides an overview summary of the proposed development, but should be read in conjunction with the submitted drawings.

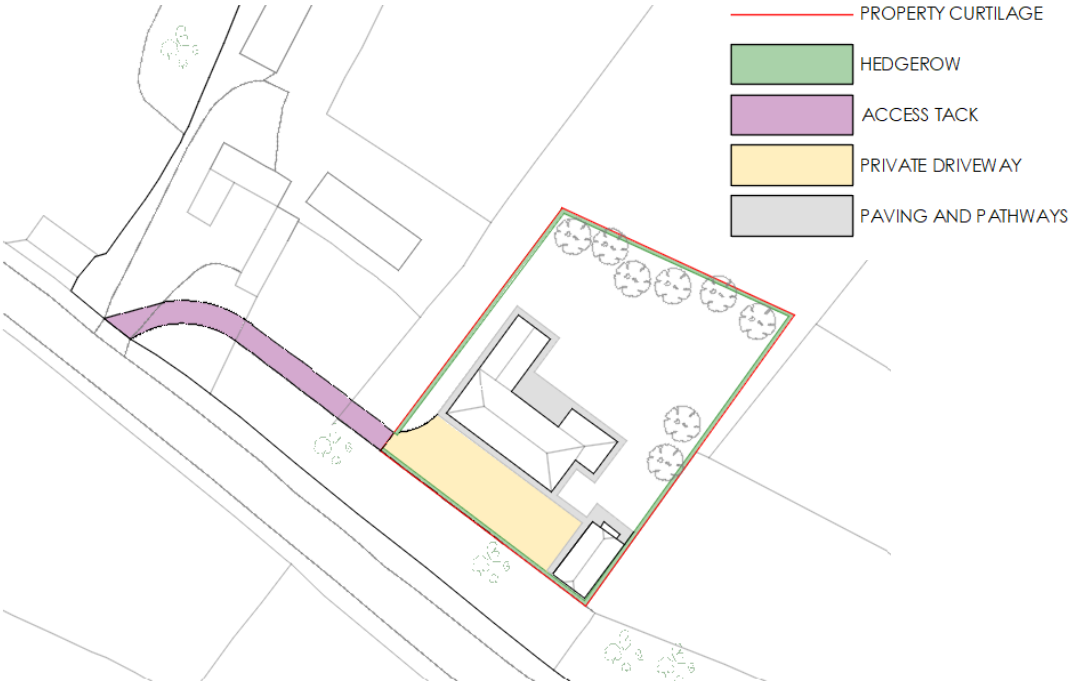

Figure 2 – Proposed Property Layout

3.1 Layout

The proposed replacement dwelling would be sited partially over the footprint, within the existing curtilage, and in a similar orientation to the Bungalow, parallel to the highway but set back slightly. The dwelling will front South-West, toward the B2133, Goose Green Lane. The proposed 4-port garage would be located in front, at 90 degrees, South-East of the dwelling.

3.2 Access

The proposed replacement dwelling would continue to utilise the South-West access points from the public highway.

The Highways authority raised no objection to previous applications (which resulted in five residential dwellings) which all utilised the South-West access.

A new permeable access track would be constructed, which would spur from the existing access and run parallel to the B2133, Goose Green Lane, to the front elevation of the replacement dwelling.

3.3 Curtilage

The proposed development includes a redefinition of the residential curtilage. This change is necessary to accommodate the new dwelling, garage, and access track while maintaining an appropriate setting for the property. The curtilage has been carefully considered to ensure it does not adversely affect the landscape character or intrude into the surrounding countryside.

The new curtilage boundary has been designed to follow natural features where possible, such as existing hedgerows or tree lines, to minimize visual impact and integrate seamlessly with the local landscape. Where new boundaries are required, they will be formed using traditional materials and planting schemes that are in keeping with the rural character of the area.

The defined curtilage will allow for:

- Improved access to the property
- Enhanced landscaping and garden areas
- Appropriate siting of the dwelling and garage

Care has been taken to ensure that the defined curtilage does not encroach unnecessarily onto agricultural land or areas of ecological importance. The boundary has been positioned to create a logical and well-defined edge to the residential area, maintaining a clear distinction between the domestic space and the wider countryside.

This redefinition of the curtilage is essential to the overall design concept and will contribute to the creation of a high-quality, sustainable development that respects its rural setting while meeting the needs of modern living.

3.4 Parking

The proposed development includes a spacious three-port garage, designed to accommodate modern living needs and promote sustainable transportation options. Two of the ports will feature doors, providing secure storage for vehicles, while one will remain open, offering flexibility for various uses. The garage has been designed to incorporate three electric vehicle (EV) charging points, one for each port, future-proofing the property and encouraging the adoption of low-emission vehicles. These charging points will be easily accessible and located close to where vehicles will be parked, ensuring convenience for users.

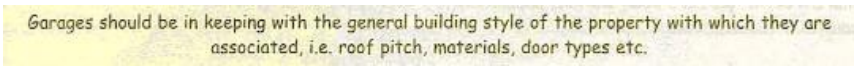

Figure 3 - Extract from Thakeham Design Statement

In addition to vehicle storage, the garage will include dedicated bicycle storage areas, promoting active travel and aligning with sustainable transport objectives. The bicycle storage will be designed to accommodate a variety of cycle types, including non-standard cycles, with appropriate spacing and access considerations. The garage's design also incorporates adequate lighting and security measures to protect both vehicles and bicycles.

3.5 Bin Storage

The proposed development includes a carefully designed bin storage facility that align with best practices for waste management. The bin storage area will be conveniently located on the North elevation of the garage, within 10 meters of the dwelling, ensuring easy access for residents. The storage area will have a solid, slightly inclined floor with drainage to prevent liquid pooling and potential odour issues.

To maintain visual appeal, the bin storage has been designed to not dominate the frontage or take visual priority over the main building. It will be sufficiently enclosed, including the roof space, to prevent unauthorized use and will feature appropriate lighting for security and ease of use.

The bin storage area will be sized to accommodate the required number of bins for refuse and recycling, with enough space for residents to access each bin individually.

A clear, flat access path at least 600mm wide will be provided between the storage area and the collection point, avoiding steps and other obstacles. This path will facilitate easy movement of bins for collection days.

These measures will ensure efficient waste management and contribute to the overall cleanliness and functionality of the development.

3.6 Character and Appearance

The site is located in a rural setting. The proposed replacement building's design takes inspiration from rural properties within the Thakeham Parish and surrounding areas and is sensitive to the Thakeham Parish Village Design Statement.

The characteristics of the proposed replacement building includes features that are considered to be typical of a Sussex-style barn; including a long-spanned roof form, simple design, mixture of one and two storey heights and open-sided timber structures.

The proposed replacement building will use a pallet of local vernacular materials typical of those used on traditional Sussex farmsteads, including: soft brown/red clay roof tiles, dark timber feather edge weatherboard cladding, oak timber framing, Sussex clay bricks and Sussex flint.

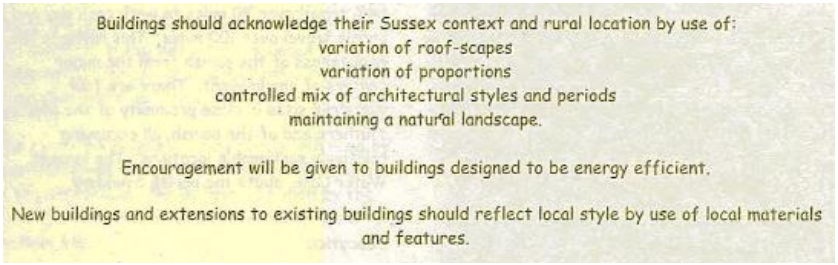

Figure 4 - Extract from Thakeham Design Statement

3.7 Landscaping

The landscaping scheme for this development has been carefully designed to complement and enhance the local context, respecting the existing landscape character and adhering to neighbourhood guidance. Our approach aims to create a harmonious integration of the new development with its rural surroundings while promoting biodiversity and sustainable practices.

The design draws inspiration from the surrounding countryside, incorporating elements that reflect the local vernacular and natural environment. We have considered the typical species found in the area, the traditional boundary treatments, and the overall rural aesthetic to ensure our landscaping seamlessly blends with the existing landscape character.

The approach to all boundaries will be to provide chestnut post and rail fencing, a traditional and visually appealing choice that aligns with the rural setting. This fencing will be complemented by native hedgerow and tree planting, which will serve multiple purposes:

- Enhance privacy and security
- Create natural wildlife corridors
- Improve air quality and reduce noise pollution
- Provide visual interest and seasonal variation

Native species selected for hedgerows and trees will include a mix of deciduous and evergreen plants, ensuring year-round interest and maximizing ecological benefits. Species may include hawthorn, field maple, dogwood, and holly, among others, depending on soil conditions and local biodiversity goals.

All existing trees and hedgerows on the site will be retained, preserving the established character of the area and maintaining valuable habitats for local wildlife. These mature landscape features will be incorporated into the overall design, creating a sense of immediate maturity and continuity with the surrounding environment.

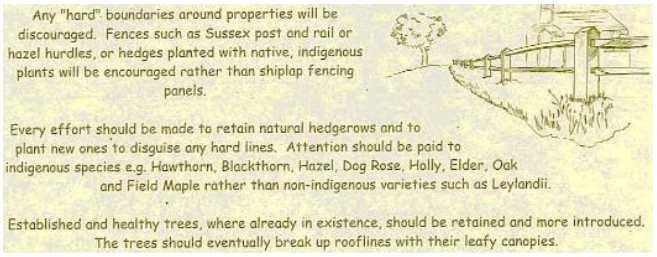

Figure 5 - Extract from Thakeham Design Statement

3.8 Sustainability

The proposed development demonstrates a strong commitment to sustainability and environmental responsibility, significantly enhancing the eco-credentials of the site. The new two-story barn-style dwelling will be constructed using high-performance, thermally efficient materials and incorporate state-of-the-art insulation techniques, resulting in a building that far exceeds current energy efficiency standards.

The design includes a South-West and South-East-facing roof elevations optimized for solar panel installation, with an integrated battery storage system to maximize renewable energy utilization. A ground source heat pump will provide low-carbon heating and hot water.

The permeable access track and sustainable drainage solutions will effectively manage surface water runoff, contributing to flood resilience.

Additionally, the landscaping plan incorporates native species to enhance biodiversity, and the garage includes electric vehicle charging points to support sustainable transportation.

These features collectively ensure that the new development will have a significantly lower carbon footprint and reduced environmental impact compared to the existing bungalow, aligning with both local and national sustainability goals.

3.9 Heritage Statement

Following a thorough assessment of the site and its surroundings, including consultation of the National Heritage List for England and the local Historic Environment Record, we can confirm that:

- There are no Listed Buildings within the site or its immediate vicinity.
- The site is not located within a Conservation Area.
- The site does not fall within or adjacent to any Scheduled Ancient Monuments.
- There are no known archaeological remains or finds recorded on the site.
- The site is not within a Registered Park or Garden.
- There are no locally listed buildings or other non-designated heritage assets identified by the local authority that would be affected by the proposed development.

Given the absence of designated or non-designated heritage assets within or in close proximity to the site, the proposed development is not anticipated to have any direct or indirect impacts on heritage assets or their settings.

3.10 Size and Scale

	Existing Bungalow	Aggregate Fallback Position	Proposed Development
Dwelling			
Storeys			
Gross External Area:	122m²	306.7 m^2	268m^2
Total Height	4.5m	7.2m	9.3m
Gross Internal Floor Area:	122m^2	402.4m^2	355 m^2
Garage			
Total Height	N/A	If greater than 2m from boundary, 4m (dual pitched). If within 2m of boundary, 2.5m	5.5m
Gross External Area	N/A	Up to 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	78.7 m^2

Whilst the proposed replacement building is significantly larger in terms of height and floorspace than the current building, it is comparable in size compared to the aggregate fallback position.

It is acknowledged that the proposed replacement dwelling is taller that the aggregate fallback position. However, this is primarily due to the incorporation of a steeper roof pitch which is more architecturally typical of Sussex barns and rural properties. In contrast, the shallow pitch of the existing Bungalow is considered out of keeping and uncharacteristic of the local area.

3.11 Proposed Materials

The proposed replacement building will use a pallet of local materials including clay roof tiles, timber cladding, oak framing, Sussex clay bricks and Sussex flint walls.

3.11.1 Walls

Ever since Roman times flint has been an important building material in the South-East of England. Flint work is one of the key features in the distinctive appearance of the villages and towns of Sussex.

- Plinth wall to be flint, framed with red brick. Feather edge timber cladding to lower and upper storeys.

- Flint – random knapped field flint, framed with bricks to create a texturally rich finish.

- Bricks – Handmade Sussex red clay bricks

- Black timber feather edge cladding

3.11.2 Roof

- Plain clay tiles, soft brown-red. Keymer handmade traditional range (Antique / Wealden Red) or similar.

3.11.3 Timber Framing with glazing

- Oak timber on brick plinth. Slim line sliding glass doors.

3.11.4 Windows

- Powder coated black aluminium casement windows.

3.11.5 Entrance Doors

- Hardwood/oak.

3.11.6 Bifold/sliding doors

- Powder coated black aluminium.

3.11.7 Guttering

- Black cast aluminium (heritage range), half round profile with round downpipe.

3.11.8 Garage/Car Port

- Oak framing with plinth wall in flint framed with red brick. Feather edge timber cladding above.

3.11.9 Landscaping

- Steps and paths – Flagstones with stone/brick risers
- Terraces – Limestone pavers with stone/brick risers
- Driveway gates – 5-bar oak gates
- Fencing – chestnut post/rail
- Parking and turning areas – permeable gravel surface

4 SUMMARY OF BENEFITS OVER THE FALLBACK POSITION SCHEMES

The proposed development seeks to replace the existing bungalow, which has prior approval for the addition of a second storey and 8m flat roof rear extension under Class AA of the GPDO, and can also be extended sideways each way under Class A.

The fallback scheme would retain the white feather edge cladding and shallow pitch roof. It would result in a property where over 50% of the roof would be flat roof. The fallback scheme is devoid of any architectural merit and does not reflect any aspect of the local vernacular.

Whilst the extended elements could be of sound construction, the existing bungalow is of poor construction quality, with very poor energy efficient properties.

The fallback scheme could also incorporate one or more outbuildings, permitted under Class E of the GPDO, but there is no requirements for such to be constructed in a manner that reflects the local vernacular. On the contrary, the hight restriction under Class three would promote further flat roofed structures, which would be further out of keeping with the countryside location.

Figure 6 - Existing Bungalow Front Elevation

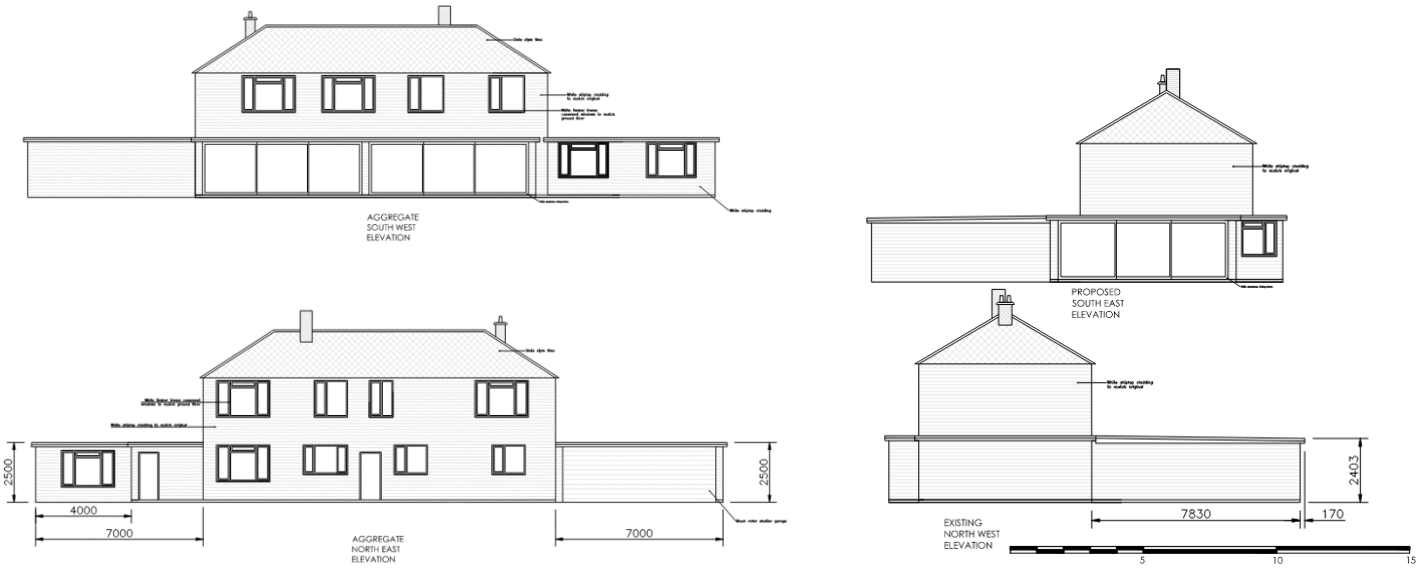

Figure 7 - Fallback Elevations

Figure 8 - Proposed Sussex Barn-Style Dwelling Elevations

The proposed development offers significant improvements over the fallback position:

Architectural Character and Materials
The new design incorporates elements typical of Sussex barn architecture, including:

- Red brick and flint plinth wall, reflecting local building traditions and materials.
- Dark feather edge cladding on external walls, providing a contemporary interpretation of traditional barn aesthetics.
- A mix of single and double-storey elements, creating visual interest and respecting the scale of the surrounding area.
- Steep pitched roof, improving water runoff efficiency.
- Varying roof heights and pitches.
- No flat roof elements.

Spatial and Functional Improvements
While the fallback position would increase living space, the barn-style design offers:

- A more harmonious and open interior layout.
- Potential for vaulted ceilings, creating a sense of spaciousness.
- Better integration of indoor and outdoor spaces.
- Improved natural light through strategically placed large openings.

Energy Efficiency and Sustainability
The proposed dwelling significantly improves upon the poor energy performance of the existing structure:

- High-efficiency insulation throughout the entire building envelope.
- Installation of solar panels for renewable energy generation.
- Ground source heat pump for efficient heating and cooling.
- Double-glazed windows to reduce heat loss and improve comfort.

These features will substantially reduce the property's carbon footprint and energy consumption compared to the existing single-glazed, poorly insulated bungalow.

Visual Impact and Local Context
Compared to the fallback position, the barn-style design:

- Presents a more unified and contextually appropriate appearance.
- Use of traditional materials such as red brick, flint, timber cladding and clay tiles reflect the vernacular of West Sussex.
- The barn-style form is sympathetic to the rural character of the area.
- Dark cladding helps the building blend with its surroundings.
- Reduces visual clutter associated with multiple incongruous flat roof extensions and outbuildings.
- Creates a more balanced relationship with neighbouring properties.

By opting for the Sussex barn-style dwelling over the fallback position, the proposal achieves a more cohesive, energy-efficient, and visually appealing result that better serves both the future occupants and the local architectural context.