

ROBSON EVERETT

0135-1 Byne Close-Planning Statement



Introduction

ROBSONEVERETT

This planning statement has been prepared on behalf of Mr S McCue (The applicant) in support of a Planning Application to be submitted to Horsham District Council.

The proposal seeks a replacement dwelling on 1 Byne Close, Storrington, Pulbrough, RH20 4BS

Context

The application site is an existing detached bungalow located on the corner of Byne Close (Private Road) adjacent to Manley's Hill / Washington Road (A283)

The existing property sits to the West side of Byne Close and North of the Storrington Conservation Area. The property was originally erected along with its detached garage under application SR/3/57 and approved 1957.

Built Context

The site is Northwest of Old House Cottage, a Grade II Listed Building and East of Byne House, a Grade II Listed Building.

The properties located along the North of Manley's Hill as you leave Storrington are of a varied size and architectural style often set back from the road and site as seen opposite. This forms a varied and diverse street scene.

The character of Byne Close and the immediate area are that of a verdant landscape with mature trees and hedgerows screening dwellings and roads.

As you move towards the village centre the street scape becomes more dense and regimented in nature.

Key

- Primary Routes
- Secondary Routes
- Tertiary Routes
- Listed Buildings



Existing Development

ROBSONEVERETT

1 Looking down to Byne Close junction with Manley's Hill.

2 Neighbouring properties opposite 1 Byne Close on elevated ground from street level.

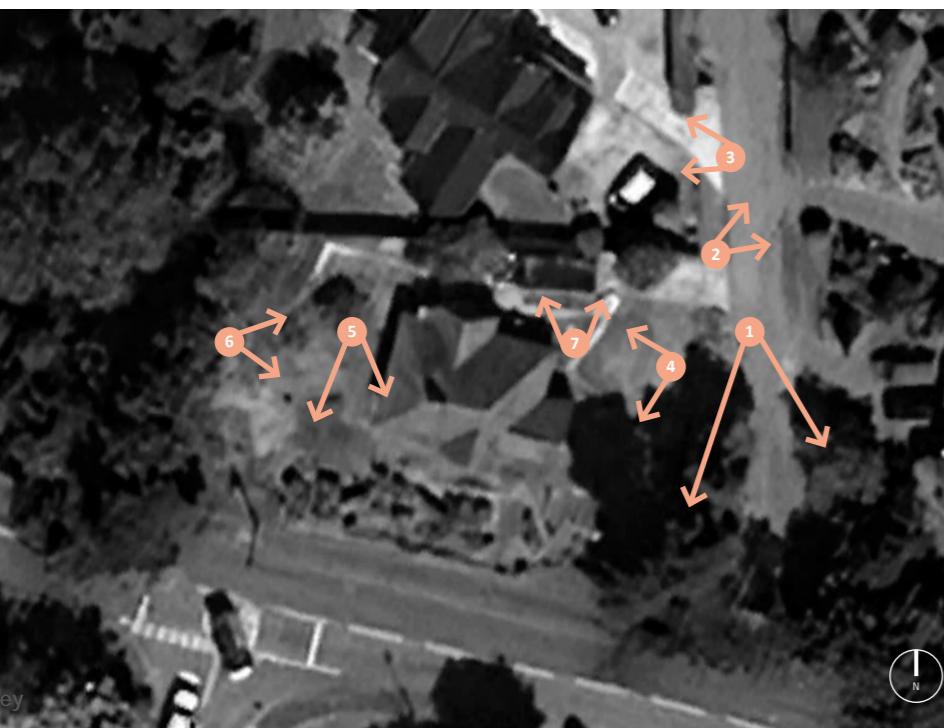
3 Adjacent dwelling to 1 Byne Close, Merriewood which has undergone significant renovations and extensions, reading as a two storey dwelling.

4 Existing development on the site comprising of a bungalow and single detached garage.

5 The rear of 1 Byne Close and the existing boundary conditions with Merriewood

6 Rear elevation of bungalow, significant level change on site front to back around 1m.

7 Existing detached single garage on the boundary with Merriewood.



Proposed Development

ROBSON EVERETT

Access & Parking

The existing access is to be altered slightly from Byne Close to allow use of the proposed double garage with parking for 2 vehicles externally. The external surfacing for the driveway will be of a permeable nature to reduce its impact.

- 1 Proposed Driveway / Access
- 2 Electric Vehicle Charging

Landscaping , Trees & Ecology

The existing site currently has a verdant landscape with a variety of planting and trees. It is viewed the majority of these trees are to be retained as they make a positive contribution to the landscape and character of the site.

However two will be removed T2 and T4 these are outside of the Conservation area and are of a smaller nature, noted as moderate on their landscape contribution. They are largely screened by more significant trees located towards Manleys Hill (See MDJAC-BS25175-TCP-01) and the accompanying arboricultural impact assessment.

This will be offset by the re-establishment of native trees and hedgerows as part of the application to ensure the sites verdant nature is retained. This replacement and additional planting is deemed to make a positive impact on the street scene and conservation area.

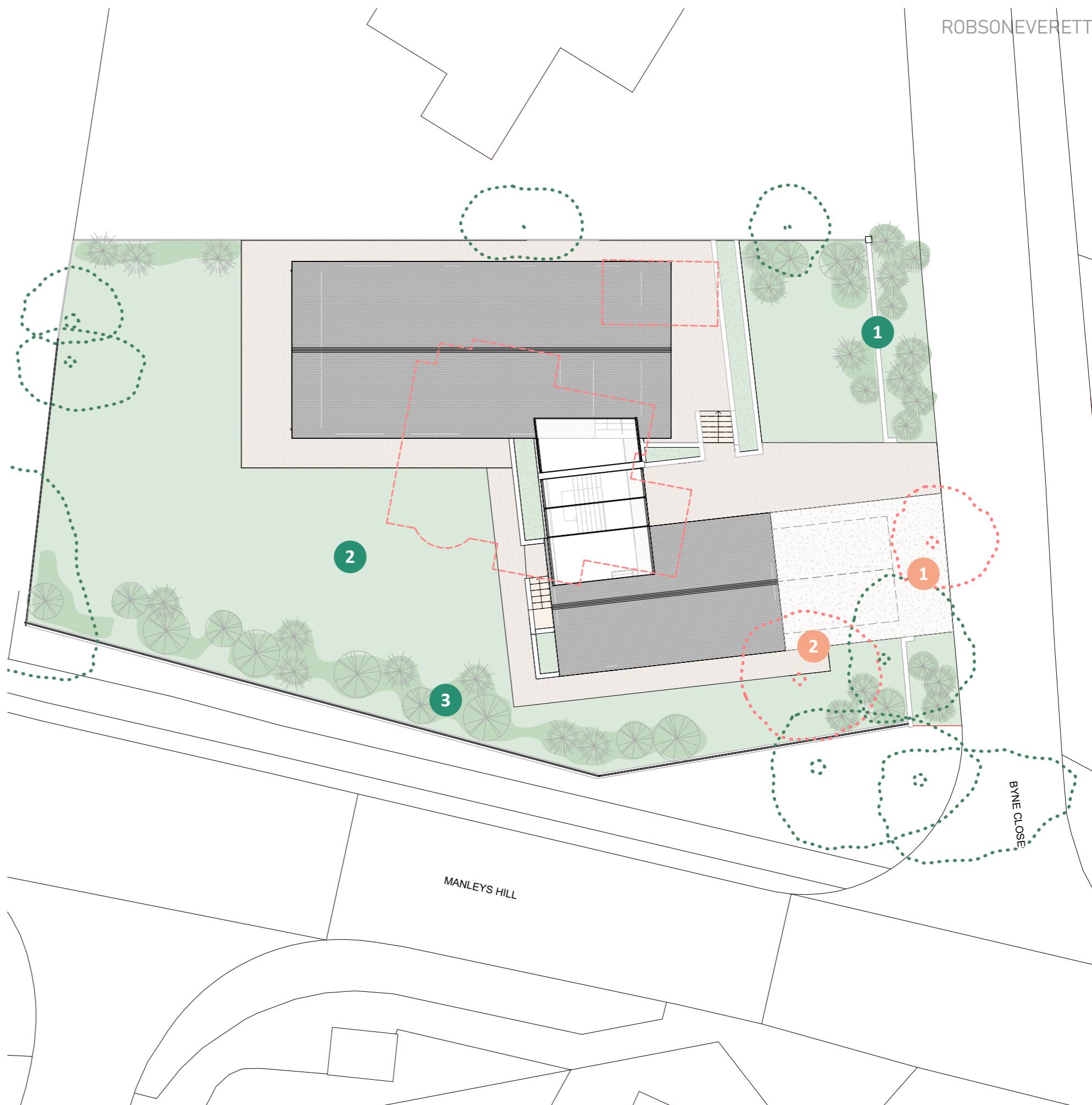
- 1 Native hedgerow Planting
- 2 Residential Garden
- 3 Proposed Native Species Screening

Flood Risk & Drainage

The Government online Flood Map System confirms that the Site is located wholly within Flood Zone 1 wherein there is a low probability of flooding from rivers and the seas. The Site is also not at risk from instances of surface water flooding.

Heritage

The site is located on the boundary with Storrington conservation area and within the proximity of listed Buildings. With the significant screening from trees and hedges the proposed development is deemed to have a limited impact on the Conservation Area or Listed Building. This has been confirmed by the Council's Conservation Officer as part of the pre-application process.



Proposed Development

ROBSONEVERETT

Design

The proposal seeks to replace the existing bungalow which is of limited architectural value for a high quality replacement dwelling.

The proposal consists of a dwelling, glazed link and garage. The dwelling has been sunk into the site by approximately one meter, this accounts for the change in levels across the site and also reduces the ridge height of the proposal to be more in line with similar dwellings of the local. (0135-0340-P01-SECTIONS AS PROPOSED)

The dwelling is of a larger nature than the garage and as a result is pushed further into the site reducing its visual mass and scale. The design language is that of a contemporary nature with similar proposed development planned and built to neighbouring properties.

The proposed frontage of the property is intended to be that of a verdant nature with proposed native planting and low level boundary wall to Byne Close. The boundary with Manleys hill is to feature a retaining wall constructed from the same masonry finish as 1 Byne Close to compliment the site with native screen planting behind.

Materials

The proposal uses a blend of traditional and contemporary materials such as black weatherboarding, flint/masonry walls and zinc. This is to compliment the contemporary form with a more grounded material palette. The selected materials aim to compliment the high quality nature of the dwelling.



Environmental

The proposed dwelling aims to achieve a passivhouse standard of environmental performance. With integrated solar panels, battery storage, grey water collection, a high level of insulation and airtightness allowing the dwelling to be largely self sustaining.

The primary elements will be constructed from SIPs to allow for a quicker and less wasteful construction process also reducing on-site disruption.

The glazed elements of the proposal are to be triple glazed, improving the U-value of these elements and reducing the overall energy consumption.

Conclusion

This planning application seeks to offer a high quality family home of architectural interest and value within the village of Storrington. Providing a positive impact on the street scape and surrounding area.

