

# DMA BUILDING DESIGNS

## DESIGN & ACCESS STATEMENT

For an ancillary annexe to the main dwelling at:

**Waterside Barn, Howick Farm, The Haven, West Sussex, RH14 9BQ**



**Submitted on behalf of  
MR I BRAZIER**

**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 ancillary annexe to the main dwelling at Waterside Barn in The Haven.

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.

Waterside Barn is located on the outskirts of a small hamlet called The Haven. It lies within open countryside but the area, albeit rural, has sporadic residential properties of varying form and design.

Waterside Barn sits on a sizeable, private plot. The current owners, who have lived there for over 20 years, are looking to create an annexe for their daughter to live in, in order for her to be more independent. However, the annexe will remain part of the main dwelling and will not be separated at any point in the future.

The property and surrounding properties (in the immediate vicinity), have property boundaries which are accessed along a private lane which is directly off the country lane.

## **Site**

The site is located between Billingshurst and Rudgwick in a small hamlet of properties. It is in a significantly rural location being surrounded by just a few properties and open fields.

There have been previous planning applications on the site:

RW/80/00 – Conversion of barn to residential – Application permitted

RW/65/03 – Single storey extension and carport and store – Application withdrawn

RW/77/03 – Revision to mullions to main cart doors, re-location of rooflights and installation of a satellite dish – Application permitted

RW/80/03 – Erection of open-fronted car port/store – Application permitted

DC/08/1206 – 2 storey extension – Application refused

DC/14/1302 – Non-material amendment – Application permitted

DC/09/0084 – Single and 2 storey side extension – Application refused

DC/19/1104 – Retrospective planning for the construction of a below ground level swimming pool – Application permitted

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

## **Flooding**

The Flood Map for Planning document indicates the site as being in flood zone 3. This shows the site boundary having a high probability of flooding, but further investigation shows this applies to the rear of the plot and not located near the proposed work. The ground in the proposed area is currently a patio, therefore it does not form part of the site's water drainage.

The owners have stated that the pond is fully connected to current water courses and whilst it does rise, it has additional measures in place to alleviate the flooding by way of additional 60mm diameter rigiduct drainage pipes taking outflow to a stream at over a meter below in level and out to the river course way.

The changes implemented will therefore not increase flood risk in the area.

### **Drainage**

The annexe will connect to the existing drainage and will not be separated from the main dwelling.

### **Layout & Scale**

When looking at the design, it was important to create a well-designed, open plan layout that is accommodated appropriately within the curtilage of the existing dwelling.

Overall, the property will offer a functional but comfortable 1-bedroom property with kitchen / dining space, bedroom and bathroom.

The overall GIA of the property is 53m<sup>2</sup>.

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

### **Access, Parking & Landscaping**

The existing property has space for numerous vehicles. No additional spaces are required as the daughter already lives in the main dwelling.

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.

### **Appearance & Construction**

The materials being used are sympathetic to the location. The design has been considered to fit in with the existing property in style but appearing as a latter addition and subservient in nature.

### **Storage and Refuse and Recycling**

The dwelling will provide internal storage under the stairs, within the eaves and in an external room attached to the main house (labelled as utility / boot room).

Refuse and recycling will be removed from site similar to arrangements in place at the existing property. As the number of people living at the property is not increasing, all existing arrangements will suffice.

## **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 an annexe and will not be out of character.

## **Conclusion**

The proposed annexe will allow for multi-generational living on site whilst allowing independence. Whilst situated in isolated countryside, the owners and their children are able to access facilities and services within Billingshurst and Rudgwick. We therefore trust that the application can be approved.