ARCHEVOLVE

Design & Access Statement

CIAT
CHARTERED PRACTICE

- Version 1.2
- June 2024
- By: Alex Page

Client // Mr William Tasney

Address // Meadow Gate Barn,
Brighton Road,
Lower Beeding
West Sussex

This document has been designed to be a record of key objectives, decisions and outcomes from each stage building to provide you with a complete narrative of the life of your project.

Whilst we have made every effort to ensure that all of the principle criteria are covered with the document, it should not be regarded as exhaustive and must be read in conjunction with all drawings, schedules, specifications, reports and other project documentation.

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2024

Design & Access Statement

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Site Location 1.1

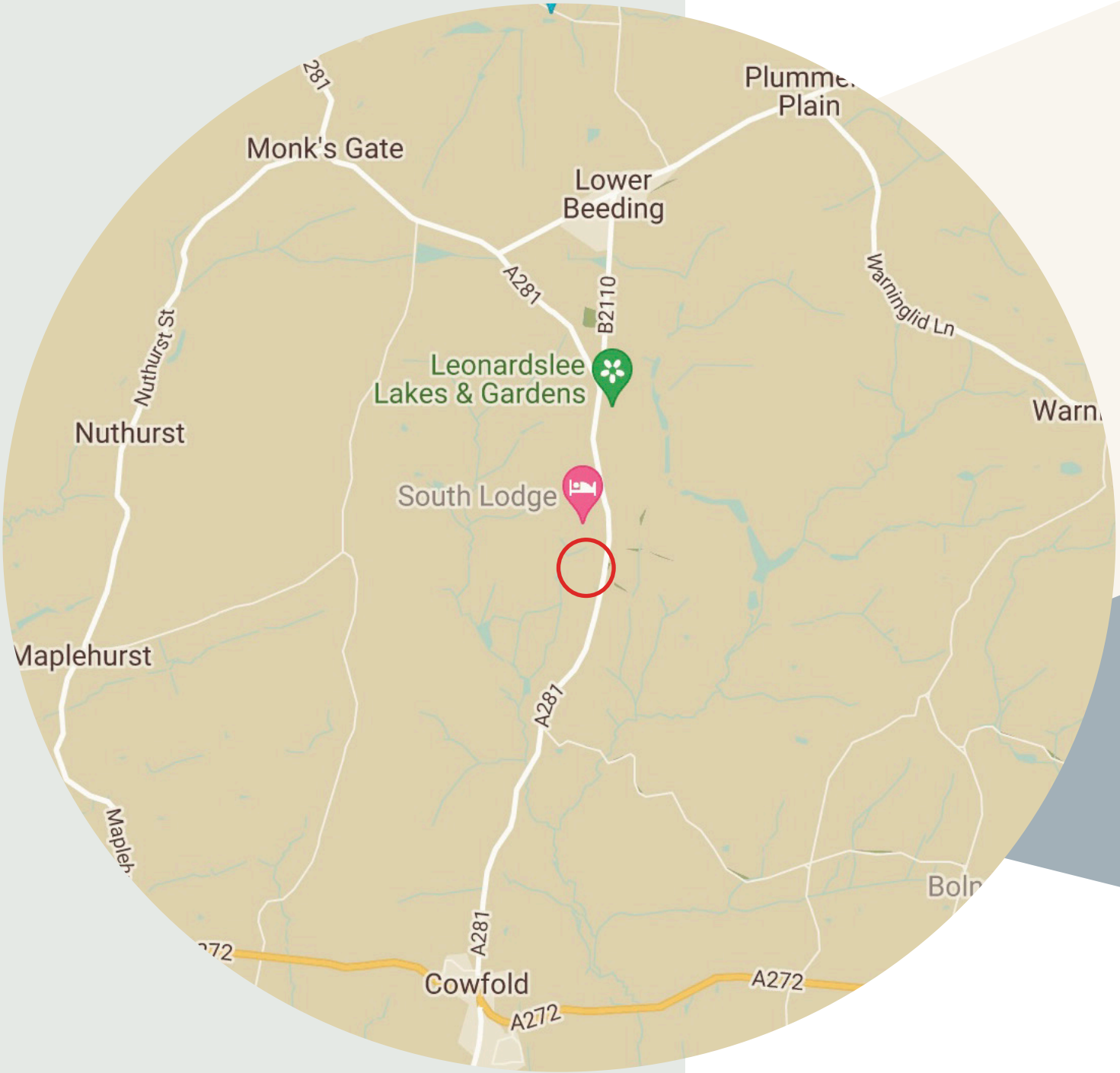


Fig // 1.1.1 Location Plan

Administrative Area

Horsham District Council

Site Address

Meadow Gate Barn,
Brighton Road,
Lower Beeding
West Sussex

Photographical Survey 1.2

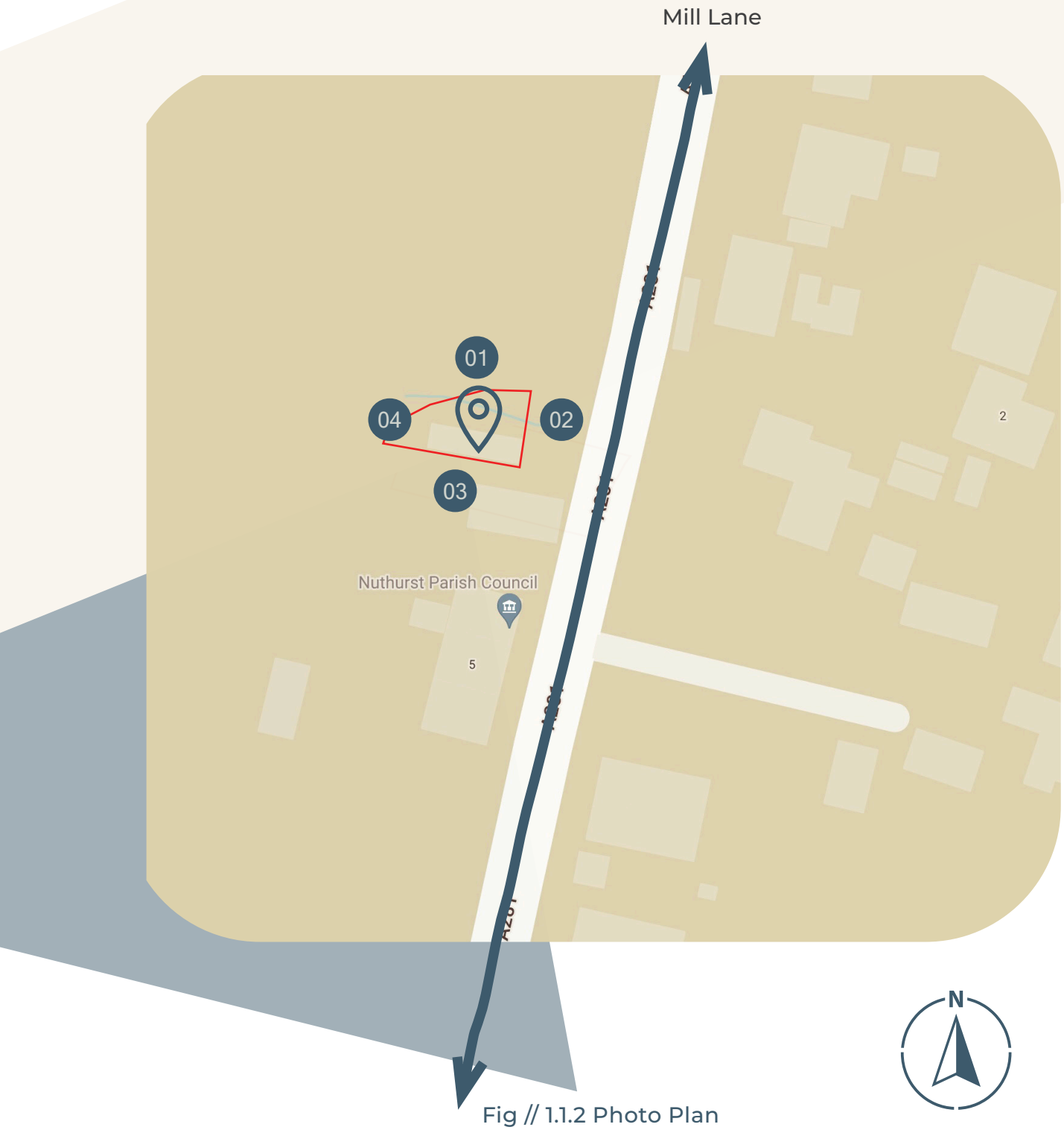


Fig // 1.1.2 Photo Plan

Property

Property Boundary

01 Photo Location

Photos

1.3



Fig // 1.3.2 (North) Front Elevation



Fig // 1.3.3 (Left PIcture)
West Side Elevation



Fig // 1.3.4 (Right PIcture)
East Side Elevation



Fig // 1.3.5 (South) Rear Elevation

Surrounding Site Context 1.4

- The application site is located in Crabtree, west of the A281. The site is situated approximately one mile from the centre of Lower Beeding and is identified as within the countryside (outside of an identified built up area boundary).

- Horsham's Policy Maps have been reviewed and identifies that the existing barn sites partially within the Conservation area and the extension sites outside of this area.

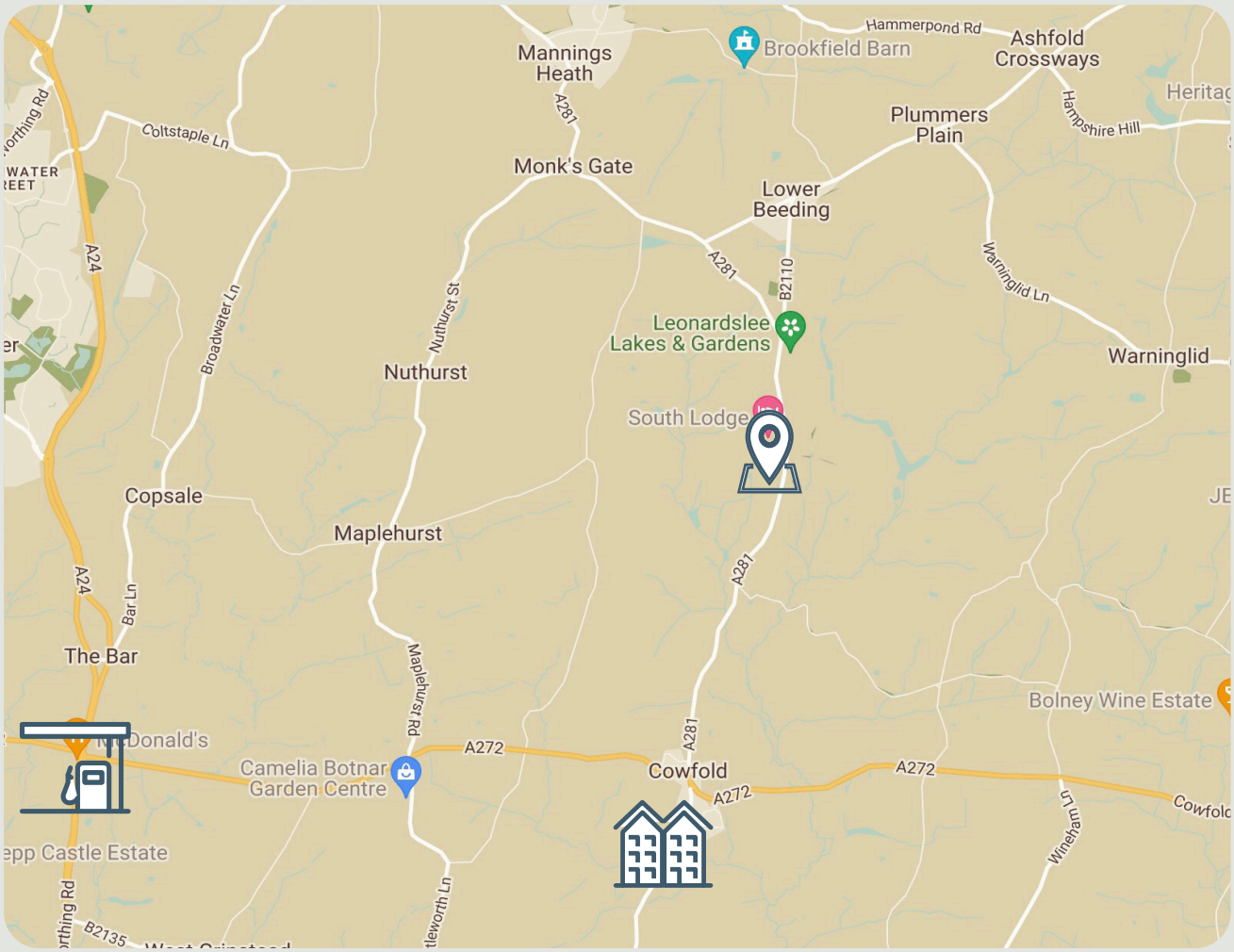


Fig // 1.2.1 Local Plan

Site Location

Hare & Hounds Pub

Petrol Station

- The site is however identified as within the Cowfold Conservation Area but does not comprise any Listed Building. The closest Listed Building is situated to the east of the A281, circa 55m away.

- The application site comprises a single storey detached dwelling following receipt of planning permission in 2020 under reference DC/20/0110. The existing dwelling comprises timber frame and tiled roof, and benefits from vehicular access from the A281. The site contains two parking spaces.

- Since receiving the consent, the planning permission has been implemented and is occupied by the Applicant. Due to an expanding family, the Applicant has submitted this application to suit their future needs. This is explored later within this Statement.

Planning History 1.5

- As briefly set out within this Statement, this application follows previous consent as set out below:
- **Reference DC/20/0110. Conversion of barn to a single storey detached dwelling. Application permitted 9 April 2020.**
- The approved plans for DC/20/0110 can be seen below.



Fig // 1.5.1 Approved Plans

Design Proposal 1.6

The application seeks consent to extend the existing dwelling to create additional living space for the Applicant and expanding family.

As illustrated in the below figures and accompanying plans, the existing dwelling comprises 1no. bedroom, kitchen/lounge, en-suite and separate WC. In total, the existing dwelling comprises circa 45.87sqm.

The proposed extensions seek to expand the dwelling in to an 'L' shape which would accommodate an additional bedroom.

Due to the evolving needs of our family, we propose a modest extension to the existing dwelling. The addition of a second bedroom will address the current spatial constraints experienced with a growing household.

This expansion will provide a dedicated room for the applications growing family, fostering a sense of independence and a dedicated space for study and leisure. The additional bedroom will also enhance the overall functionality of the dwelling, allowing for a clearer delineation between private and communal areas within the home. This will improve the overall living experience for all occupants.

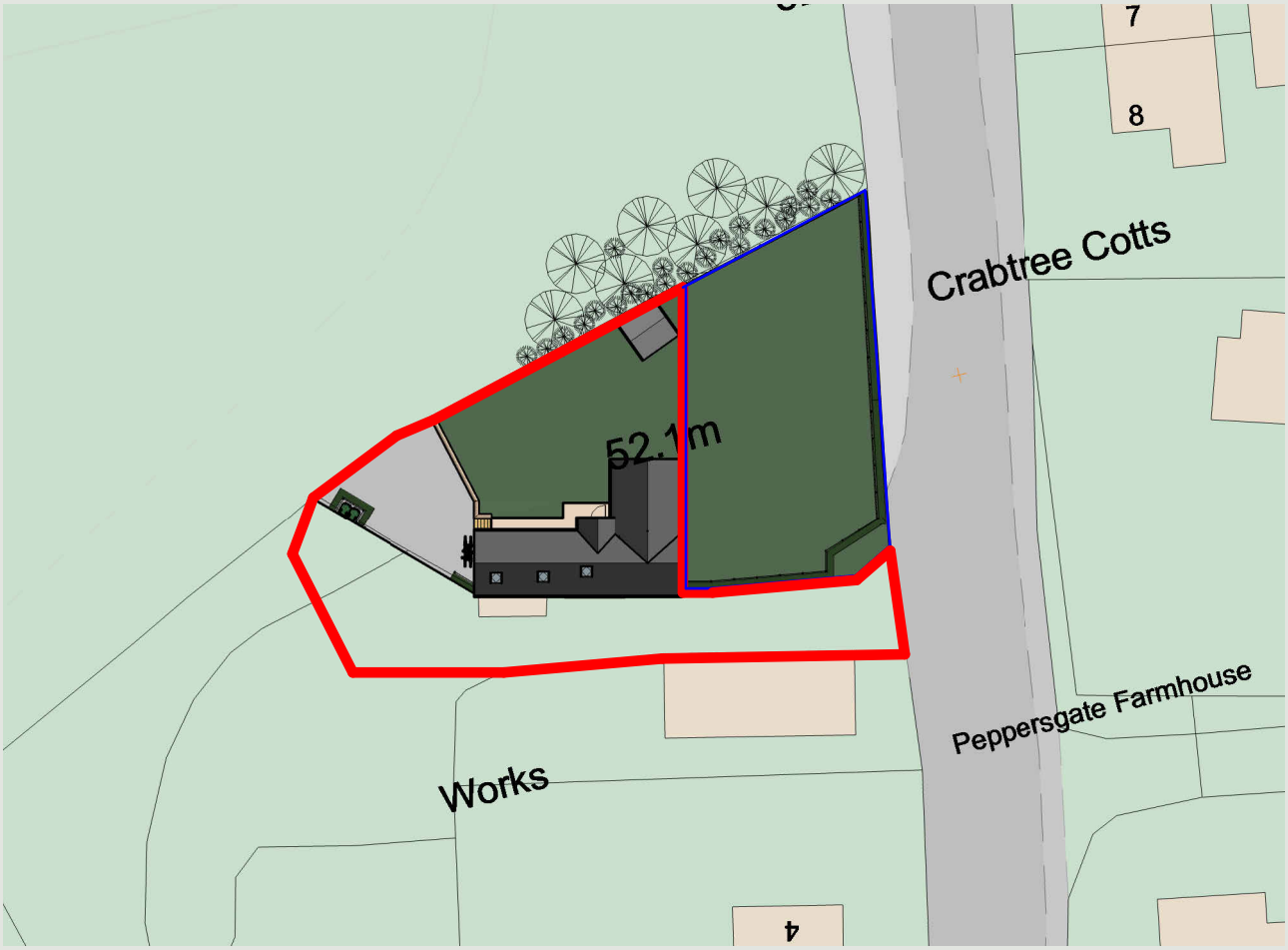


Fig // 1.6.1 Proposed Site Plan

The extension would comprise of a high quality design and have been sensitively designed with respect to the existing dwelling's materials. As such, the proposals seek to maintain a timber facade and tiled roof with fenestration to match the existing.

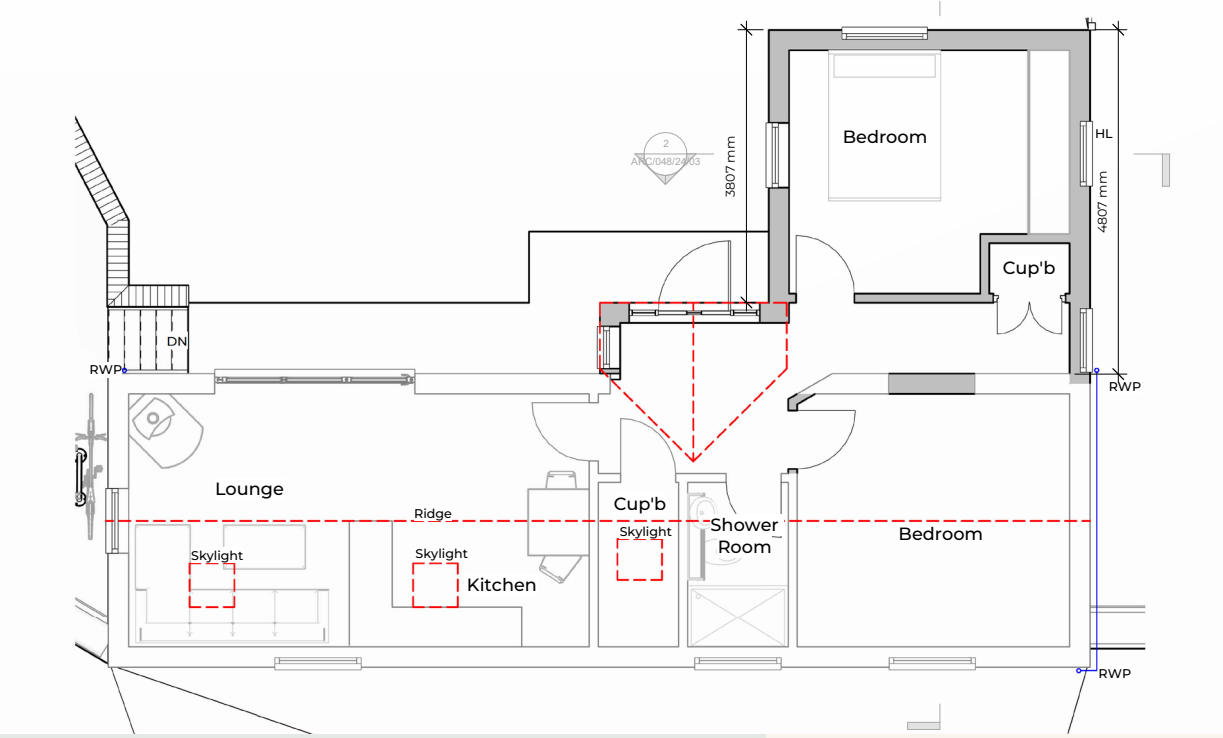


Fig // 1.6.2 Proposed Floor Plan



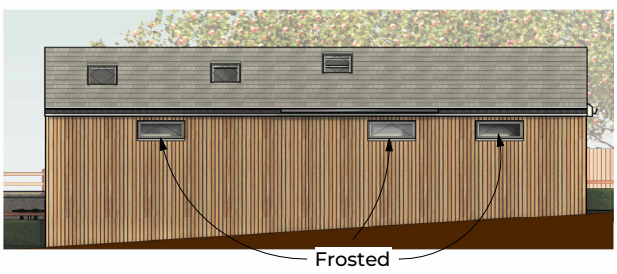
Front Elevation (North)
1 : 100



Side Elevastion (East)
1 : 100



Side Elecation (West)
1 : 100



Rear Elevation (South)
1 : 100

Fig // 1.6.3 Proposed Elevations

Planning Policy and Appraisal

1.7

Planning legislation states that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan in this instance consists of the Horsham District Planning Framework (2015).

It should be noted that the adopted Horsham District Planning Framework is currently out of date by reason of it being over 5 years old. The Government require all Local Authorities to review the Local Plan every five years and therefore the Council are currently in the midst of preparing a new Local Plan for the District.

The Regulation 19 Local Plan was published for a six week period of representation from 19 January 2024 to 1 March 2024. All comments received during the period of representation are currently being reviewed and the next stage will be the formal submission of the Plan to the Secretary of State. This has been delayed to July 2024 due to the General Election announcement.

At the time of writing, the emerging Local Plan is considered to hold some weight in the determination of this application and has therefore been given consideration in the preparation of the proposals.

In terms of the Neighbourhood Plan, it should be noted that Lower Beeding Parish have produced a Neighbourhood Plan which has been subject to successful Examination. It is however understood that the Plan cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The 2023 Planning Advice Note for Lower Beeding Neighbourhood Plan and Water Neutrality has however been fully reviewed in preparation of this application.

It should be noted that the matter of Water Neutrality has been fully reviewed in preparation of this application but is scoped out by reason of it being a minor extension and householder application.

Horsham District Planning Framework (2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Planning Advice Note: Lower Beeding Neighbourhood Plan and Water Neutrality (2023)
Policy 1: Biodiversity
Policy 2: Landscape Character
Policy 3: Green Infrastructure
Policy 4: Sustainability
Policy 5: Energy Efficiency
Policy 12: Design

The relevant policies have been fully considered in the preparation of this application and as such, the proposals have been found to be acceptable. The proposed extension are considered to be well designed and reflect the immediacy and existing host building, as well as its heritage as a former barn. The proposals are of a high quality and therefore reflect national and local planning policy.

The proposed fenestration has been fully assessed in relation to nearby dwellings and is not considered to have a detrimental impact on neighbouring amenity due to the careful positioning of the windows, over the Applicant's land. The proposals would significantly improve the living conditions for the Applicant and as such, would comply with Policy 33 of the Horsham District Planning Framework.

Conclusion 1.8

To conclude, the proposals to extend the existing dwelling to create additional sleeping space for the Applicant and there growing family. The proposals are considered to be entirely acceptable and would make efficient use of the Applicant's garden to provide valuable living space.

In addition to the above, the proposals would not have an adverse impact on the character of the property or streetscene due to the extension being located to the rear of the building and being of a high quality to blend in to the existing architectural character.

The proposals are in accordance with the relevant planning policies and therefore, the Development Plan.

It is requested that the proposed application is respectfully approved without delay.



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