DESIGN, ACCESS and PLANNING STATEMENT

FOR A

REPLACEMENT DWELLING AND NEW DETACHED GARAGE

AT

BIRCHWOOD LODGE, SOUTHWATER RH13 9BX

NOVEMBER 2024 (Revision P1)

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INTRODUCTION

This application seeks Full Planning permission to replace an existing 2-bedroom bungalow with a modern three-bedroom chalet bungalow and detached garage.

The site sits in a rural location at the end of Shaw's Lane on the southern side of Southwater village, and comprises a 0.28 hectare plot mainly laid to grass, with woodland to the southwest, and open farmland to the east. There is a public bridleway running along the western edge of the plot which enters into the site towards the north.

Access into the site is from the north via a long tarmac drive down to the existing bungalow which is on the eastern side to the plot. This bungalow was built in the early 2000's, originally as an annex to Birchwood house and then later confirmed as a self-contained dwellinghouse via an LDC (Existing) application in 2013.

It is proposed to demolish the existing bungalow and replace it with a modern three-bedroom chalet bungalow in the same location, to minimise any impact on the existing trees and landscape. A new detached double garage will be constructed alongside the proposed dwelling accessed directly from the existing driveway that will be altered and extended as part of the part proposals

Due to the sensitivity of the site location, an extensive Ecology and Arboricultural Report has been commissioned to review the existing ecology features to ensure this development does not introduce any unacceptable harm within its setting.



This Design and Access Statement is to be read in conjunction with the following supporting documents:

Existing and Proposed Site Plans (by Mark Alford Design)

Existing Floor Plans and Elevations (by Mark Alford Design)

Proposed Floor Plans and Elevations (by Mark Alford Design)

Arboricultural Survey and Impact Assessments (By Lizard Ecology)

Preliminary Ecological Appraisal and Bio Net Gain (By Lizard Ecology)

Drainage Design (by CGS Civils)

Water Neutrality Report (by CGS Civils)

SITE CONTEXT

The site extends to approximately 0.28 ha, and is situated at the end of Shaw's Lane on the southern edge of the village of Southwater, and is indicated as a red border on the adjacent aerial photograph →

The dwelling stands alone in its plot with no other outbuildings, and has a public bridleway *(WSCC 2929)* running along the western boundary. There is a small hamlet of existing dwellings and farm buildings to the north of the site including Birchwood House which is the closest neighbour to the site.

The site falls outside of the Southwater Built Up Area Boundary and is therefore classified as a rural location and subject to Policy 28 of the HDPF for rural developments.

The site sits on generally level ground although but there is a small fall away to the south. It is surrounded by established areas of woodland to the west and south, and open farmland to the east. There are several mature trees around the site which will be retained and protected during the redevelopment. An extensive Arboricultural Impact Assessment report accompanies the application to ensure the new dwelling does not harm any of the significant trees on site.

Location of Key Services
Southwater Infant and Primary Schools are situated approximately 1.3 miles north of the application site, and the nearest Secondary School is in Horsham, approximately 5 miles away.



There is a small group of local shops and takeaways, including a Co-Operative convenience store in the closest village of Southwater where there are also good bus routes to Horsham, Worthing and Guildford.

The Southwater Village Surgery offers NHS Primary Care to the village and surrounding areas with doctor appointments, clinics and minor surgery procedures. There is also a Veterinary Surgery in the village.

The nearby Southwater Country Park offers excellent local recreational facilities including watersports and children's activities, and is located next to the Downs Link network, offering walking and cycle routes to Guildford and Shoreham.

The site is located at the following reference points:

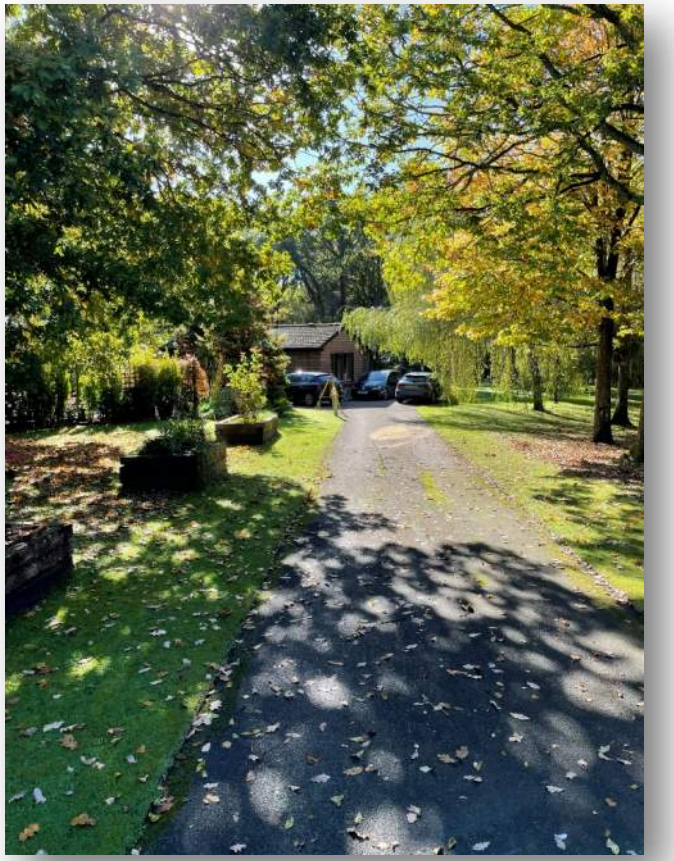
Postal: Birchwood Lodge, Shaws Lane, Southwater, West Sussex

Postcode: RH13 9BX

OS Grid Reference: TQ 14839 25535

Eastings: 514839 Northings: 125535

Whats3Words: fruity.inclines.boosted



PLANNING HISTORY AND POLICY

PLANNNG HISTORY

The following Planning Application appears most relevant to this application:

- **DC/13/1373 -** *Use as a dwellinghouse for a period in excess of four years (Lawful Development Certificate - Existing)*

  Date: 5th September 2013

  Decision: Application Permitted

Planner Conclusion:

The Applicant argues that the Certificate of Existing Lawful Development granted on appeal was for both Birchwood House and Birchwood Lodge for use as a dwelling house for not more than six residents, therefore the same planning unit. However, when Birchwood Lodge was turned into self-catering holiday accommodation this turned it into a separate dwelling house and thereby no longer part of the same planning unit as Birchwood House. He argues that the subdivision of the planning unit means that there has been a material change of use of each of the buildings and this use has been taking place in breach of planning control.

As both are now single dwelling houses and change of use commenced in excess of four years ago they are now both lawful and immune from enforcement by virtue of s.171B(2). Furthermore the fact that it has been used as self-catering holiday accommodation does not preclude it form being a "dwelling house". In Moore v Secretary of State (1998) the Court rejected the notion that a building which has the characteristic of affording the facilities required for day to day dwelling ceases to be a dwelling house because it was used by a series of different persons or let as holiday accommodation.

The evidence provided by the applicant in support of his application confirms that Birchwood Lodge has been used as a separate dwelling house for in excess of four years and the Council has no reason to believe otherwise.

The development should be certified as lawful and exempt from enforcement action.

- **PE/24/0149 –** *Replacement Dwelling (Pre-app advice)*

  Date: 19th September 2024

Planner Comments:

It is recognised that the replacement dwelling and garage would be of considerable bulk and height when compared against the modest size of the existing bungalow. It is however acknowledged that the site benefits from a large curtilage, where there is some scope to introduce a larger dwelling.

The proposed replacement dwelling would extend over a larger footprint than the existing dwelling, with the introduction of an upper floor. Whilst this does increase the proportions of the dwelling and the overall height, it is recognised that the design has sought to limit this through incorporating rooms in the roof. Overall, the design is considered acceptable within the location, utilising features and form generally anticipated within the locality, with the footprint and size of the dwelling considered to fit appropriately within the plot. It is however advised that any extension beyond that proposed would likely be considered overdevelopment.

In regard to the materials something similar to the existing dwelling materials would be supportable. There are some concerns about the amount of glazing proposed. It is recommended options to reduce the amount of glazing is explored.

The proposed garage would be positioned to the north of the proposed replacement dwelling. Whilst the garage would extend over two floors, the design has sought to limit

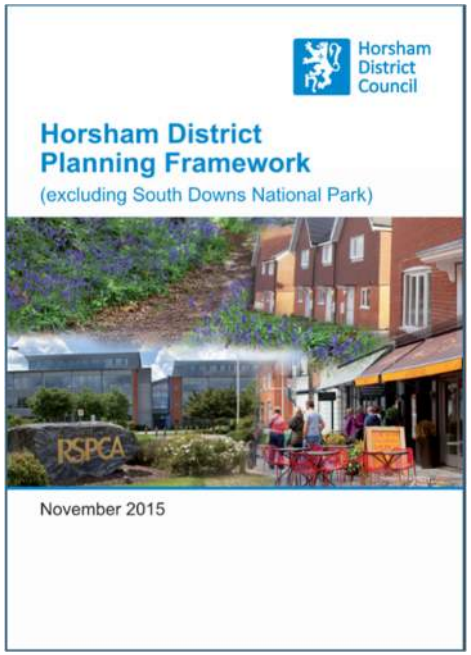
the height through the incorporation of a room in the roof. The proposal would be subservient in height to the proposed dwelling, and would retain a physical and functional relationship with the host dwelling. The design and size would not be out of keeping with those commonly within rural areas of the district, and no concerns are raised at this time.

In principle a replacement dwelling is supportable. The applicant should look into water neutrality and consider recording their water usage.

PLANNNG POLICY

The following HDC key local planning policies (as containing in the current Local Plan) appear relevant to this application:

Local Plan	Policy Description
Policy 1	*Presumption in Favour of Sustainable Development*
Policy 26	*Countryside Protection*
Policy 28	*Replacement Dwellings in the countryside*
Policy 33	*Development Principles*
Policy 35	*Climate Change*
Policy 36	*Appropriate Energy Use*
Policy 37	*Sustainable Construction*
Policy 38	*Flooding*



Policy 1: Presumption in Favour of Sustainable Development

Paragraph 8 of the NPPF sets out that the planning system has three overarching objectives related to achieving sustainable development, which are economic, social and environmental as follows:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

This application supports Policy 1 as follows:

The proposed replacement dwelling is an opportunity to replace an outdated and poorly insulated house with a modern, highly insulated home which makes use of previously developed land and provides a living space that connects with its environment with generous sized windows and openings to provide a pleasant rural living location which will improve wellbeing and health, as well as providing for the future needs of the owners.

Policy 1

Strategic Policy: Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted.**

Policy 26: Countryside Protection

This application supports Policy 26 as follows:

This application seeks to replace the current dwelling with just one single dwelling so limiting overall scale and over-development. Although the proposed dwelling will be larger than existing, it will be located on the same footprint and will be based around a chalet bungalow to reduce any possible level of harm or inappropriateness in its location.

The proposed dwelling will be far more sustainable than the existing, making good use of renewable technology including a large array of solar panels (for both heating of hot water and also generation of electricity with battery storage), ASHP technology for the primary heating system, Heat Recovery initiatives to limit energy use, and control of water consumption. A timber framed construction will be considered to allow for high levels of insulation and air tightness, as well as being a far more sustainable method of construction.

All the natural features on the site will be left as undisturbed as possible including the retention of a majority of the trees and hedgerows, and ecological enhancements including bird boxes, a bug hotel and bat boxes.

Policy 26

Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. **Support the needs of agriculture or forestry;**
2. **Enable the extraction of minerals or the disposal of waste;**
3. **Provide for quiet informal recreational use; or**
4. **Enable the sustainable development of rural areas.**

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. **The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;**
2. **The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and**
3. **The landform of the area.**

Policy 28: Replacement Dwellings in the Countryside

This application supports Policy 28 as follows:

This application seeks to replace the existing bungalow with a single replacement dwelling in a similar location on the site.

The current bungalow is not derelict and the applicant is currently residing in the property.

Although the proposed dwelling will be larger than existing, it is still proportionate to the current bungalow and sympathetic to its rural location. The scale of the new dwelling is controlled by adopting a chalet bungalow design with limited roof dormers and first floor accommodation only within the northern side of the dwelling, mainly contained within the roof space. Along the southern areas of the dwelling, the ground floor accommmodation will benefit from fully vaulted rooms providing high and airy spaces with plenty of nautural light.

The proposed new garage block is proportionate to what would be expected for an outbuilding in this rural location. The garage block will incorporate 2 vehicle spaces plus a large garden store for ride on lawn mowers etc., together with space in the roof for habitable space such as an home office. The garage will be located close to the new dwelling to preserve the openess of the plot.

Policy 28

Replacement Dwellings and House Extensions in the Countryside

Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

1. **Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.**
2. **Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.**
3. **Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and**
4. **Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.**
5. **Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.**

Policy 33: Development Principles

This application supports Policy 33 as follows:

This application seeks to make efficent use of land by erecting the new dwelling in the same location as the existing dwelling, but on a larger footprint.

The design of the new dwelling will ensure the amenity of occupiers/users of nearby properties will not be harmed as a result of its construction. This is achieved by positioning the dwelling in the same location as current, and by limited the amount of 1st floor windows visible to the north and west where all the nearby properties reside. The largest areas of proposed glazing will be looking east where there are no properties visible, but where views across the open fields will provide pleasant views from the dwelling to ensure a good sense of wellbeing for the occupiers.

All important landscape and natural features on the site will be retained including a majority of the larger trees and shrubs. The footprint of the new dwelling has been carefully designed to avoid any impact of tree root protection areas, as described in the accommpaning Arborcultural Impact Assessment report.

Ecology enhancements will be considered as the dwelling is constructed including possible bat boxes, bug hotels and bird boxes.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. **Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;**
2. **Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;**
3. **Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;**
4. **Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;**
5. **Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;**
6. **Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,**
7. **Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.**

Policy 35: Climate Change

This application supports Policy 35 as follows:

This application seeks to include measures to mitigate the effects of climate change as follows:

- Recycle demolition materials and use any on-site hardcore materials for sub bases for the dwelling or driveway alterations.
- Source a majority of building materials from local suppliers to avoid excessive carbon footprint levels from distant delivery areas.
- Improve the energy efficency on the site by constructing a highly efficient dwelling utilising renewable technology and sustainable building methods including possible timber framed construction.
- Utilise electricity as the primary heating source instead of gas or oil heating. This will be achieved by the adoption of Air Source Heating Technology combined with Solar Panels and strict construction detailing to reduce energy/heat leakage.
- Include measures to capture wasted heat from hot water/heating systems including Heat Recovery systems for showers and boiler flues.
- Locate any large expanses of glazing away from western elevations to reduce overheating.
- Adoption of all water saving measures as described in the accompanying Water Neutraility Statement. This includes reducing the average daily water consumption per person from 189.16L to 152.2L by general water saving measures, plus additional enhanced measures (such as efficient fittings) to reduce further to below 110L/day.

Policy 35

Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

1. **Reduced energy use in construction;**
2. **Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;**
3. **The use of decentralised, renewable and low carbon energy supply systems;**
4. **The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and**
5. **Measures which reduce the amount of biodegradable waste sent to landfill.**

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

1. **Provision of appropriate flood storage capacity in new building development;**
2. **Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;**
3. **Use of measures which promote the conservation of water and/or grey water recycling; and**
4. **Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain).**
   If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

Policy 37 Sustainable Construction

This application supports Policy 37 as follows:

This application seeks to improve and deliver good levels of sustainbility on the site. This will be achieved by the following measures:

- Maximise energy efficiency by construction of a new highly insulated dwelling adopting enhanced construction techniques to ensure limited heat loss and wasted energy.
- Limit water use to below 110L/p/day as described in the accompanying Water Neutrality Report.
- The U shape new dwelling footprint will encourage good levels of natural cross ventilation, together with the high levels of natural daylight via the rooflights in the vaulted rooms and glazed gable ends to the east.
- Consideration of a timber framed construction to minimise wastage and to achieve a low environmental construction impact with less heavy materials delivered to site.
- Include measures to provide future living adaptations including Lifetime Homes principles such as level access doors, future lift openings, wider doors, low level window cills, enhanced wall construction strengthening and location of services.
- Adequate space for refuse and recycling bins conveniently located behind the proposed garage.
- Provision of high-speed broadband access as part of the current Building Regulation standards.

Policy 37

Sustainable Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

1. **Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;**
2. **Limit water use to 110 litres/person/day;**
3. **Use design measures to minimise vulnerability to flooding and heatwave events;**
4. **Be designed to encourage the use of natural lighting and ventilation;**
5. **Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;**
6. **Minimise construction and demolition waste and utilise recycled and low-impact materials;**
7. **Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;**
8. **Incorporate measures which enhance the biodiversity value of development.**

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

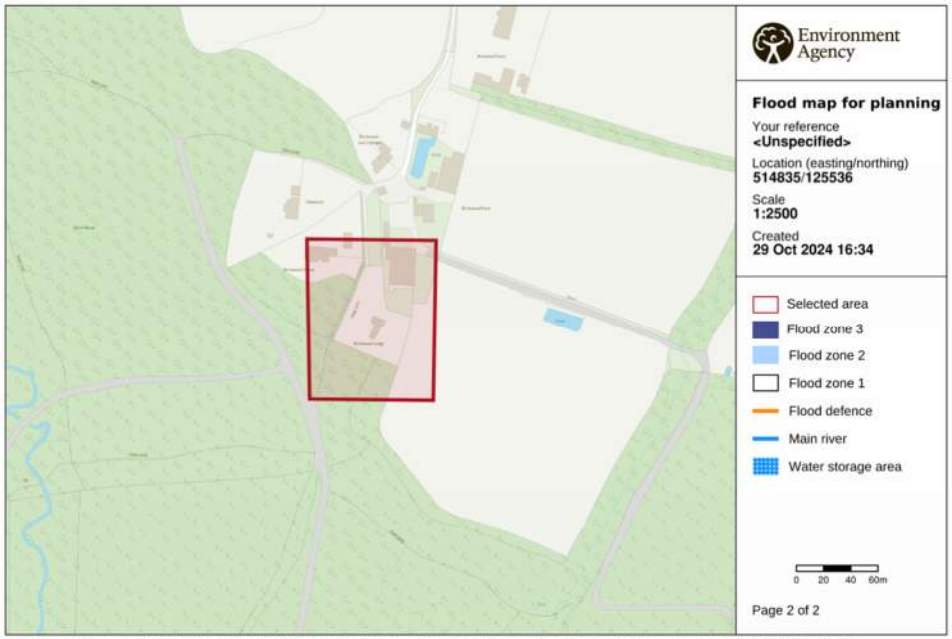
New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.

Policy 38 Flooding

This application supports Policy 38 as follows:

The site is identifed as lying with Flood Zone 1 – see below. Therefore, as the site is less than 1 hectare in size, a Flood Risk Assessment has not been carried out.

The accompanying Drainage Strategy Report describes measures to control surface water discharge and prevent any localised flooding or concern in the immediate area.



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Policy 38

Strategic Policy: Flooding

1. **Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;**
   a. **take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas.**
   b. **avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure.**
   c. **only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary.**
   d. **require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.**
2. **Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).**
3. **Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.**
4. **Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.**
5. **Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.**
6. **Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.**

AMOUNT AND LAYOUT

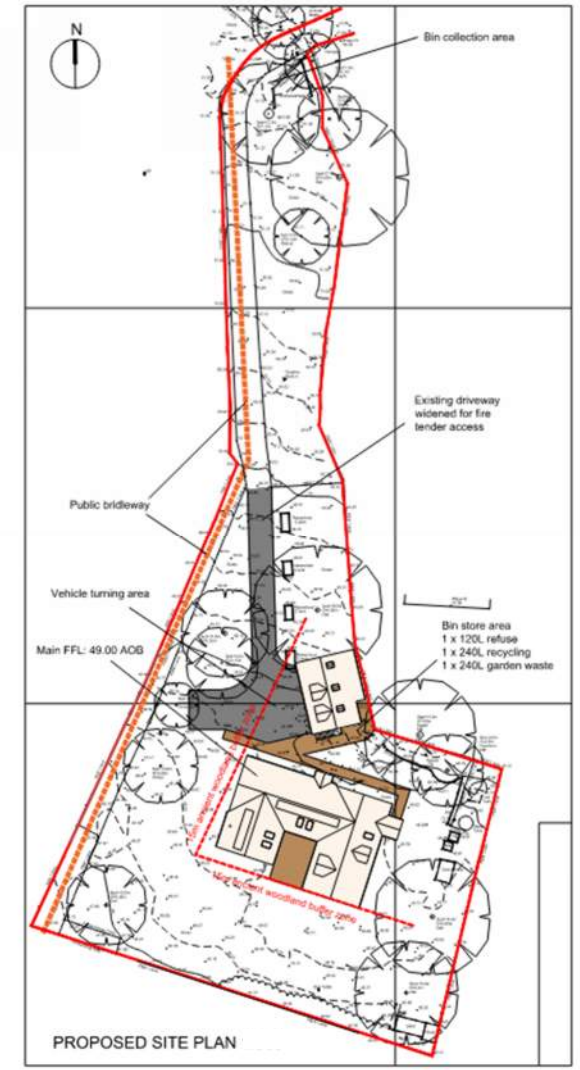
This application seeks planning permission for the demolition of an existing 2 bedroom bungalow, and the construction of a replacement 3 bedroom chalet bungalow in a similar position on the site.

The site entrance and northern areas of the driveway will be retained, and the southern areas of the driveway will be altered and extended to provide an area for vehicle turning and parking for 2 cars. A new detached garage building will be located near to the proposed dwelling and will provide covered parking for a further 2 cars, secure garden storage (including storage for at least 2 cycles) and a 7Kw EV charging point within the parking bays. The dwelling itself will be constructed as a chalet bungalow design, with most of the accommodation being on the ground floor, but with some additional first floor rooms along the northern 'wing'. This will provide the following accommodation:

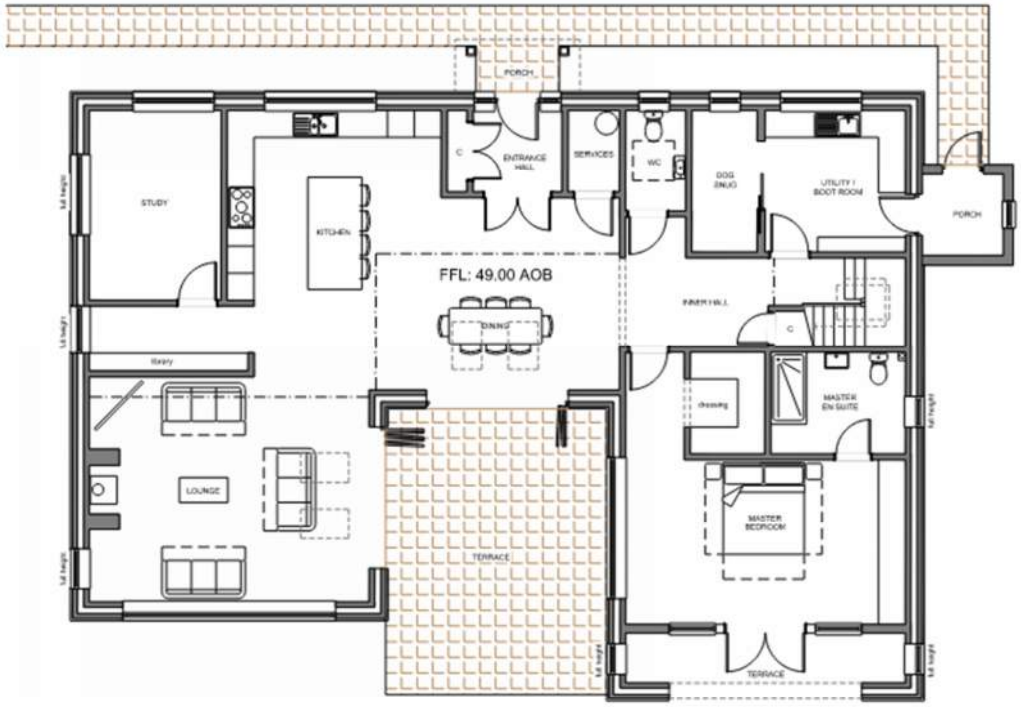
Total Floor Areas:
Gross External Area = 300m^2 (GF - 215m^2; 1F – 85m^2)
Gross Internal Area = 245m^2 (GF - 187m^2; 1F – 58m^2)

Parking, Cycle and Bin Storage Provision
4 parking spaces (assuming 2 in new garage)
1 EV charging point per dwelling
Cycle provision - 2 secure spaces in store room
Bin Provision – 1 x 120L Refuse, 1 x 240L Recycling, 1 x 240L Garden Waste

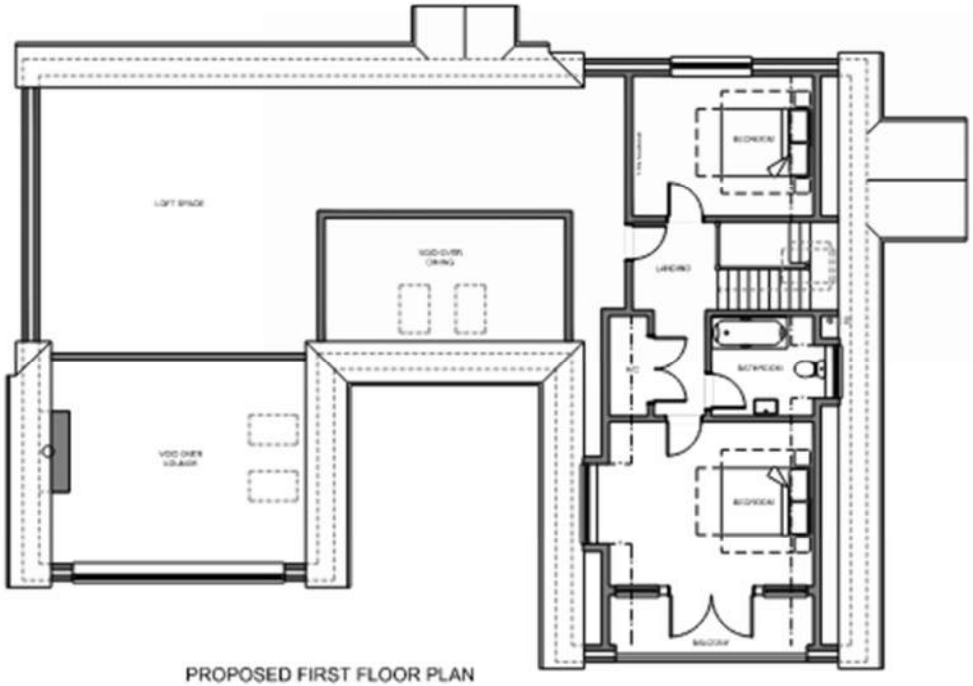
Ground Floor:
Lounge, Dining, Kitchen, Study, Accessible WC, Utility/Boot Room, Master Bedroom suite
First Floor:
Double bedroom, Family Bathroom, Airing cupboard, Double Bedroom (with balcony)



Dwelling Floor Plans:

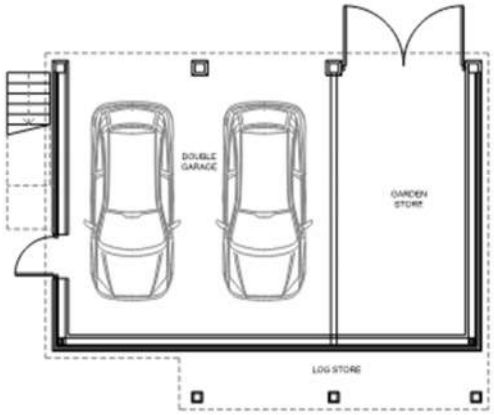


PROPOSED GROUND FLOOR PLAN

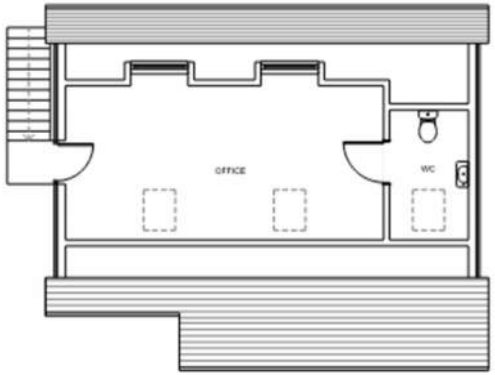


PROPOSED FIRST FLOOR PLAN

Garage Floor Plans, Elevations and Section:



PROPOSED GROUND FLOOR PLAN



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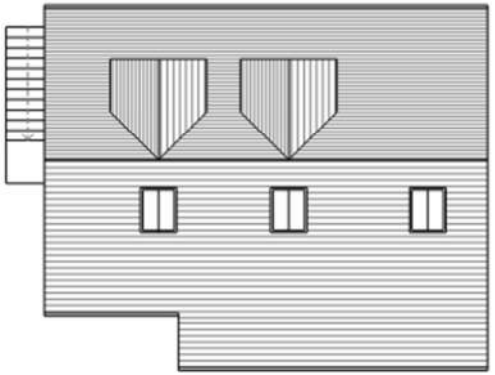


PROPOSED ROOF PLAN



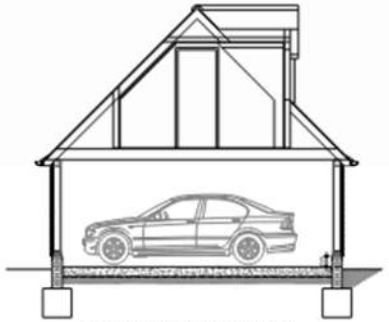
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SECTION

APPEARANCE AND SCALE

It is proposed to construct the new dwelling as an individual, bespoke home. The design will provide a modern, spacious, contemporary feeling home, but using a palette of materials that appear sympathetic within the surroundings. The building will be designed as a chalet bungalow to reduce overall scale, and will include gable ends, an oak porch and a small ground floor side extension projection to introduce interest to the main elevations as seen here →



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Mainly built of facing brickwork, the elevations will also include a continuous low brick plinth and areas of composite cladding to break up the brickwork and provide a variation in design. The roof will be pitched to 45 degrees and constructed using traditional plain red clay tiles to settle in well to the surroundings. Pitched roof dormers and rooflights will be located at strategic locations on the roof to provide light and fresh air, whilst maintaining privacy and lessening light pollution when viewed from sensitive locations, including the public bridleway and nearby residents.

A palette of material examples can be seen here:



The scale of the new dwelling has been considered from the early stages of the design process due to the sensitive rural location. The existing bungalow is based a low roof pitch design, common at the time of construction, and resultantly only has an overall height of 4m, despite having quite a generous footprint for a 2 bedroom property.

The proposed dwelling is designed in a more traditional and expected way for rural dwellings, using a 45 degree model for the roof pitch. This provides an overall height of circa 6.5m. Despite this extra height increase, the comments received from the recent Pre-app submission felt that the new dwelling was still designed in a way to limit height and scale, using the room in the roof concept.

Consideration has been given to limit the scale of the prime elevations – ie looking west and south where a public bridleway runs. These elevations limit the sense of a 2 storey dwelling, with only the northern end gable hinting of a 1st floor with the bedroom window visible. The remainder of the roof slopes on the west and south retain the 'bungalow' look.

The visuals below shown the key sections through the dwelling. It is intended for fully vault the main lounge area and dining room spaces which allows for an impressive sense of internal scale and openness without causing the ridge height to become excessive. This also allows for the placement of rooflights to flood the areas with natural light, which is important for wellbeing and comfort.



SUSTAINABILITY, ECOLOGY and LANDSCAPE

The proposed dwelling will be designed to exceed current Building Regulation standards for energy usage and water consumption. Renewable energy usage will be considered as part of the SAP energy procedures prior to construction.

Wherever possible, all materials will be locally sourced to minimise unnecessary lengthy delivery methods. A timber framed method of construction will be considered as an alternative to traditional masonry methods to encourage a more sustainable build and provide the opportunity to highly insulate the dwelling. This construction method will also ensure better construction detailing and less air leakage.

A Water Neutrality Statement has been prepared as part of the application. This statement demonstrates that the site will remain water neutral once the new dwelling has been constructed. This will be achieved by specifying water saving fittings to appliances and taps as well as proposing an on-site rainwater harvesting system that will recirculate 'grey' water back into the dwelling for use in flushing water and running washing machines.

The Ecology of the site has been considered as part of the proposals. A Preliminary Ecology Appraisal has been carried out to identify any habitats or the presence of protected species, with recommendations or protection measures explained in detail with this report by Lizard Ecology. In addition, an extensive arboricultural report has been carried out to determine the condition of all existing trees on site, and to explain what measures will be taken to retain and protect these trees.

The Landscape features of the site will be mainly left undisturbed. Minimal disruption will be incurred during construction as the new dwelling is in the same position as the existing bungalow. The location of the main driveway will generally stay with only localised widening and extension proposed to allow compliance with latest fire tender access requirements.



ACCESS STATEMENT

Access to the site will be via the existing entrance and driveway. Parking will be provided immediately adjacent to the new dwelling allowing direct access from any parking space. Paved paths will provide access between the dwelling and the nearby new garage and bin storage area.

Parts of the driveway will be altered to allow full access for Fire Service vehicles in the event of an emergency. These alterations will include widening the driveway to 3.1m and providing a turning head so emergency vehicles can stop within 45m of all parts of the dwelling.

Dwelling Accessibility

Access from each parking space to the proposed dwelling will be level for disabled visitors in compliance with AD Part M.

All entrance doors are to have mobility thresholds to provide unhindered access for ambulant and disabled visitors.

The ground floor layout provides an accessible WC at the same level as the principal entrance.



Specific Access Considerations

Car parking - The proposed development will provide parking for up to 4 cars, with the new open bay garage providing two of these spaces

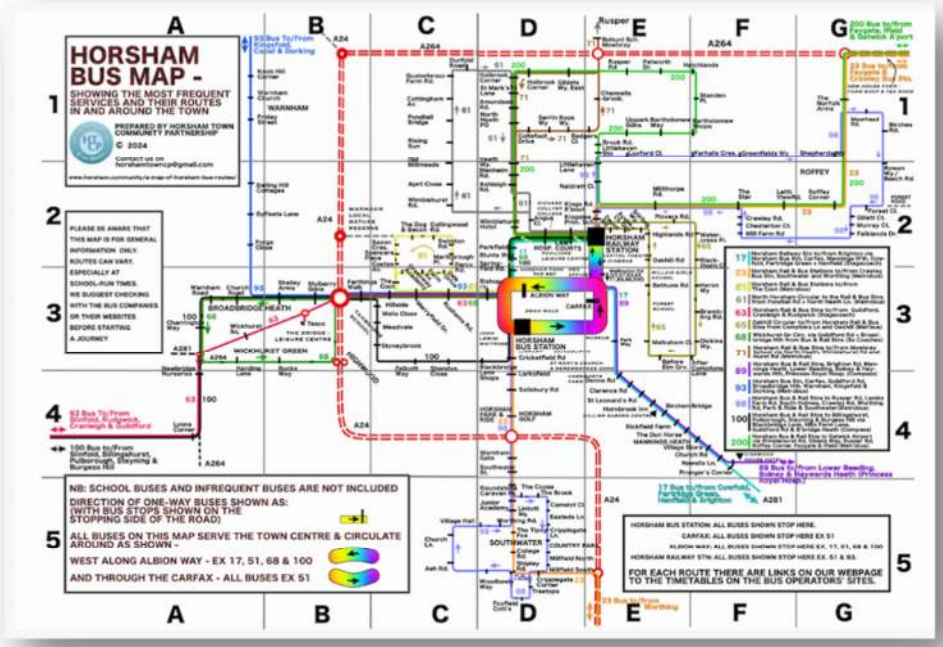
Cycles – Two cycle spaces will be provided in line with the Council's policy. These will be via secure spaces located within the secure garden store**.**

Pedestrian – A public bridleway runs alongside the site to the west and will not be altered or closed as part of the development. Direct access to this bridleway can be achieved from within the application site. Further footpaths and bridleways are available to the north of the site.

Bus - There are regular bus services available 1.3 miles away in the nearby village of Southwater. No bus stops are available close to the application site due to its rural location.

Rail – Horsham and Billingshurst stations are closest to the site and provide main line services to London, Chichester, Bognor Regis, Portsmouth and beyond.

Cycling – There are various local cycle routes close to the village of Southwater including the Downs Link cycle network.





APPENDIX A

EXISTING SITE PHOTOS









