

DESIGN AND ACCESS STATEMENT

PROPOSAL

Plan Variation of Extant planning grant DC/18/0811

Roof extension, Loft conversion, addition of larger dormer to NE roof face and roof lights.

Site:

Rylands, Loxwood Road, Rudgwick RH12 3DW

Location and description of Application Site.

The site is located on the Northwest side of Loxwood Road in the built up area of Bucks Green close to Rudgwick. The road is a mixture of houses and Chalet Bungalows, many of which have been adapted and enlarged over the years. Opposite these properties are open fields and equestrian units give the area a semi rural feel.

The application property had approval granted for:

Erection of a two storey infill side extension including dormer window to the North East elevation. Loft conversion including roof alterations and installation of roof lights and window with Juliette balcony on the rear elevation. Ref DC/18/0811

The ground floor extension has been completed thus making this application extant.



The block plan to the side indicates the siting of the application site relative to its adjacent properties.

Picture of existing property relative to its adjacent neighbours.



This application proposal.

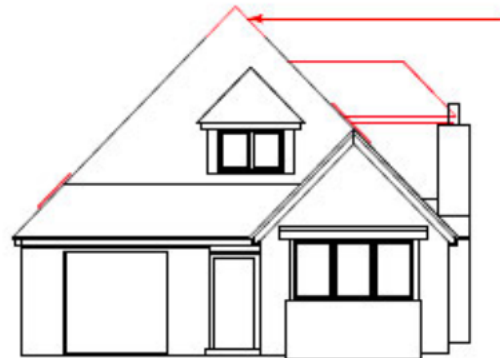
Consent is sought to vary the roof design only of the grant. The overall room volume is to remain almost unchanged, other than the dormer roof is increased in width and to be un jointed to the ground floor window below. It is now to have a more conventional roof junction with the dormer front cheek. Due to the increase in dormer width a double hipped roof with central valley has been proposed to minimise the roof bulk to this dormer.

The flat top design has been removed and a traditional ridge with barn end hip to the rear has been proposed. This does raise the ridge height by approximately 500mm however it is considered this roof increase is insignificant to either of the adjacent neighbours nor does it effect the street scene view since this ridge will run front to back on the principal elevation thus not becoming a prominent feature.

Existing and proposed elevation details of the principal elevation attached, red lines are the added roof elements



SOUTHEAST



SOUTHEAST

Principal elevation CGI visual proposed



Relevant Planning Policy

The DC/18/0811 grant referred to:

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

There was no objection from the Rudgwick Preservation Society nor the Parish Council.

There were no neighbour objection.

These planning policies are still relevant to this application.

The officer report for that grant was:

"The proposed rear extensions would reflect the form of the existing building and the wider visual impact would be limited given the front elevation would remain as existing. While the two-storey side infill is somewhat discordant on plan form, the considerable set back from the front elevation (and public highway) would minimise the resulting visual impact such that no significant harm would result. The footprint of the resulting dwelling would not be significantly greater than the existing and given the roof form would reflect the existing the proposal is considered appropriate to the scale and character of the existing building, and wider surrounds.

It is considered, despite changes in ground levels, that the scale and siting of the extension coupled with the separation from side boundaries and neighbouring rear building lines would be sufficient to prevent any significant impact on the amenities of adjoining occupiers. The en-suite side facing window would be obscurely glazed with the angle of the roof lights sufficient to prevent intrusive downward overlooking.

For the reasons outlined the proposal accords with policy 33 of the Horsham District Planning Framework and guidance set out in the design guidance advice leaflet on house extensions."

It is thought these same arguments and comments would apply to this new designed scheme. The ridge height is slightly higher, 500mm than the existing, however this is to provide a traditional style roof as opposed to the flat top which will need an ongoing maintenance plan as opposed to the traditional, ridge with an expected roof life span well in excess of 50 years.

To the rear of the property, this proposal has a barn end hipped roof proposed which architecturally is far more pleasing than the gable ended verged and cropped roof of the flat top as granted.

The proposed new side dormer is more a traditional style, albeit slightly wider, but has a broken line with the ground floor making it a separate entity and simply a roof dormer as opposed to the originally grant as a full height gable feature with the ground floor.

The internal floor area as originally granted remains almost the same with a slightly larger floor area created by the wider dormer which will form a decent sized ensuite bathroom. Windows to this room will be obscure for privacy and to avoid any intrusive downward overlooking.

Addition roof windows have been proposed to light the rear bedroom and this are at a height that will prevent intrusive downward overlooking.

Two smaller roof lights have been added to the ground floor kitchen area above standard ceiling height and are for light gain only.

The existing access remains unchanged by this proposal.

Conclusion:

The design is a small variation to extant grant DC/18/0811

Relating this proposal to relevant Local Plan policy, it is considered that the development meets the requirement for high quality and inclusive design set out within Policy 32.

The proposed extensions respect the spatial qualities of the street scene. The form and scale of the extension respect those of the host dwelling and though not subservient to the main roof, the design is still very much in balance and in keeping to the principal elevation.

The general development principles set out within Policy 33 are also met.

No unacceptable harm to the amenities of neighbouring properties would arise. The extensions have an acceptable scale, massing and appearance and appropriate matching building materials are proposed.

Whilst a Section 73 application may have covered the above proposal, to help simplify matters a householder application with reference to the extant grant has been applied for.