PMR

ARCHITECTURE

Suite 4 | Sheridan House | 112 - 116 Western Road | BN3 1DD

Oaklands

Oreham Common, Henfield, Horsham, BN5 9SB

Planning + Heritage Statement

Dear Horsham District Council,

Roof conversion, installation of dormers, internal, fenestration and materiality alterations.

Oaklands is currently a six-bedroom two storey detached dwelling with a separate annex building a large driveway and rear garden. The site is primarily flat with the main access to the dwelling from the driveway. The ground floor hosts two bedrooms, alongside a large open plan space containing the kitchen. A lounge area is located to the east of the property with ancillary rooms such as utility, games and WC all being located off the central space. On the first floor are series of bedrooms and a bathroom, with access to a roof terrace provided from one of the bedrooms. Externally the materiality includes red brick, render and wall hung clay tiles with red clay roof tiles and a mixture of white uPVC and anthracite aluminium window and door frames.

The proposal seeks to convert the roof to habitable space which allows for the existing bedrooms to be expanded to more generous proportions, befitting of the size of property and the previous alterations to dwelling. Below is a floor by floor breakdown of the proposed works;

Ground Floor - this floor remains largely as existing, with some minor alterations to the layout. The entrance area will have a new crittall glass wall with double doors opening onto the large open plan space. There will also be a new WC created in the entrance area. The utility room will be expanded with the guest bedroom ensuite changing in shape and layout to suit the new utility room.

First Floor - to accommodate the roof conversion a new stair will be installed on the first floor. The new stair will be accessed from the existing landing at the top of the existing stair. The three bedrooms on the first floor will be converted into two, with the extra space being used to create the new stair, enlarge the second bedroom and create a new dressing room for the existing main bedroom. There will be some minor alterations to the windows to accommodate the bedroom changes, all these window changes will not be visible from the road or any public area.

Second Floor - a new second floor will be created in the converted roof space. The new space will provide for two bedrooms, one with an ensuite, a new landing will also be created to access each bedroom. To provide outlook and headroom three new dormers will be installed to the rear of the property facing south. The dormers will all be in keeping with the existing style of the property with pitched roofs. They will not be visible from any public area or create any overlooking issues due to the properties private setting in large grounds.

External Alterations - the first floor windows will be altered to accommodate the new bedroom arrangements. The tile hanging will be removed to facilitate the window changes and render will replace the tile hanging at this level, in keeping with the rest of the existing materiality. On the second floor the only external alterations will be the creation of three new dormers, these are designed to align with the new first floor windows below. All the dormers are designed in the same style and are small in nature with pitched standing seam metal roofs and simple glazed gable walls, with anthracite aluminium framed windows. The dormers are considered to be unobtrusive additions to the dwelling which match the existing house's aesthetic.

The proposed extension will be designed and detailed to exceed Building Regulations, providing further high quality accommodation to the existing dwelling. The proposal represents an unobtrusive expansion of the existing dwellings accommodation with minimal external alterations. The proposed new layout will create more generously sized bedrooms,

whilst providing the opportunity to upgrade the thermal insulation of the roof through its conversion. The scheme can be considered to have minimal impact on the surrounding area and is a sensitive adaptation to an existing dwelling.

Planning Policy

A review of Horsham District Planning Framework has been undertaken to ensure all relevant planning policies have been considered and to ensure the wider impact of the proposal is minimal. In addition the planning guidance for home extensions or alterations has also been consulted. The relevant policies and guidance are listed below:

Guidance Planning Permission for Home Extensions

HDC guidance on dormer extensions states dormers should use pitched roofs and have similar proportions to the existing windows in the building. This criteria is met.

Horsham District Planning Framework - Relevant Policies

Policy 28

Policy 32

Policy 33

Policy 34

These policies require a high quality design that is sympathetic to the surrounding area and does not create undue harm to the local character or area. The property is set back in substantial grounds with the dormers facing south away from neighbouring properties. The dormers are subtle additions to the external appearance in keeping with the local vernacular.

Previous Planning History:

DC/21/0246 - Erection of a double height side extension and a single storey side extension with roof terrace above. - Approved

DC/08/1330 - Demolition of existing single-storey room on East side of main house and replacement with a larger single-storey extension with pitched roof, construction of a small first floor extension over entrance hall with pitched roof over, demolition of existing workshop/store barn and replacement with new barn for purposes of games room, pool changing facilities, plant room and bed deck, removal of existing conservatory, replacement windows and external doors throughout and formation of a walled vegetable garden. - Approved

DC/10/0718 - Construction of tennis court with 2.75 metre high fencing. - Approved

HF/128/02 - Conversion of garage into living accommodation. - Approved

The site has a history of planning approvals over a number of years all of which have seen expansions and alterations to the site. In comparison to previous approval this application seeks a modest alteration that has minor external impact.

Heritage Statement

There are three Listed Buildings on Oreham Common: Oreham Cottage - 1027386 / Little Oreham Farmhouse - 1353989 and Furzefield Farmhouse - 1192981. These are all Grade II Listed. Due to the topography of the site and surrounding areas, as well as taking into consideration the dense, high-level natural boundaries, Oaklands is well screened, resulting in the three surrounding Listed Buildings being not visible from vistas across the site. Due to the size of Oaklands ownership and the spacious plots surrounding, there is also significant distance between the host dwelling and the Listed Buildings. The massing of the proposed development has been carefully considered to be modest in approach to ensure it is is both sympathetic and subservient to the host dwelling. In doing so, this ensures a reduced visual impact. As per the

Officer's Report on Application DC/21/0246, "*While the proposal would add considerable additional bulk and mass to the building the resulting dwelling would not appear disproportionate to the existing and would remain well contained within the wider site; with the resulting appearance being a substantial dwelling set within substantial grounds. The wider surroundings of sporadic residential development feature considerable variation to properties. It is considered that in this context the proposed would not appear unduly dominant or intrusive and no adverse visual impact would result to the public realm or the wider landscape. The proposal would therefore accord with policies 28, 32, 33 and 34 of the HDPF. The siting of the development and considerable separation distances from neighbouring properties is considered sufficient to ensure no unacceptable harm to neighbouring amenity. The roof terrace would be sited over the westernmost section of flat roof, and although it provides a meaningful space which could be used to socialise, this siting and presence of surrounding amenity space, which could be used for similar purposes, is such that the proposal would not, as a matter of course, be expected to result in harmful levels of noise or disturbance. The impacts of the proposal on neighbouring amenity are therefore considered acceptable*".

Overall, the proposal is considered to be an effective manner in which to enhance the existing accommodation. The development is of a high quality design that brings a subtle intervention to the dwelling, harmonising the rear facade and enhancing the appearance, which exceeds all regulations and complies with, local and national legislation and design guides.

We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.

We look forward to hearing from you.

Ashley Harrison
Director & Architect
PMR Architecture