Design and Access Statement.

Planning ref:_ DC/23/1886

Full property address:-

Aquarius
Bramber
BN44 3WE

Works Proposed:-
Demolition of garage. Demolition of single storey side extension. Erection of a single storey extension incorporating integrated garage with accommodation above. Raising of roof to form two storeys across whole dwelling.

Customer:-
Mr Shane Bryer
Aquarius
Bramber
BN44 3WE

Planning Design by:-
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1. Introduction:-

The existing property comprises of a chalet bungalow, with single storey flat roof extension to the south, and a separate pitched roof garage to the north.
The property is not a listed building but is in a conservation area. See figures 1-3 below



Fig-1



Fig-2



Fig-3

2. Location:-

The site is set to the west of the River Adur, and to the north of The Street, Bramber. See image (Fig-4) below:-

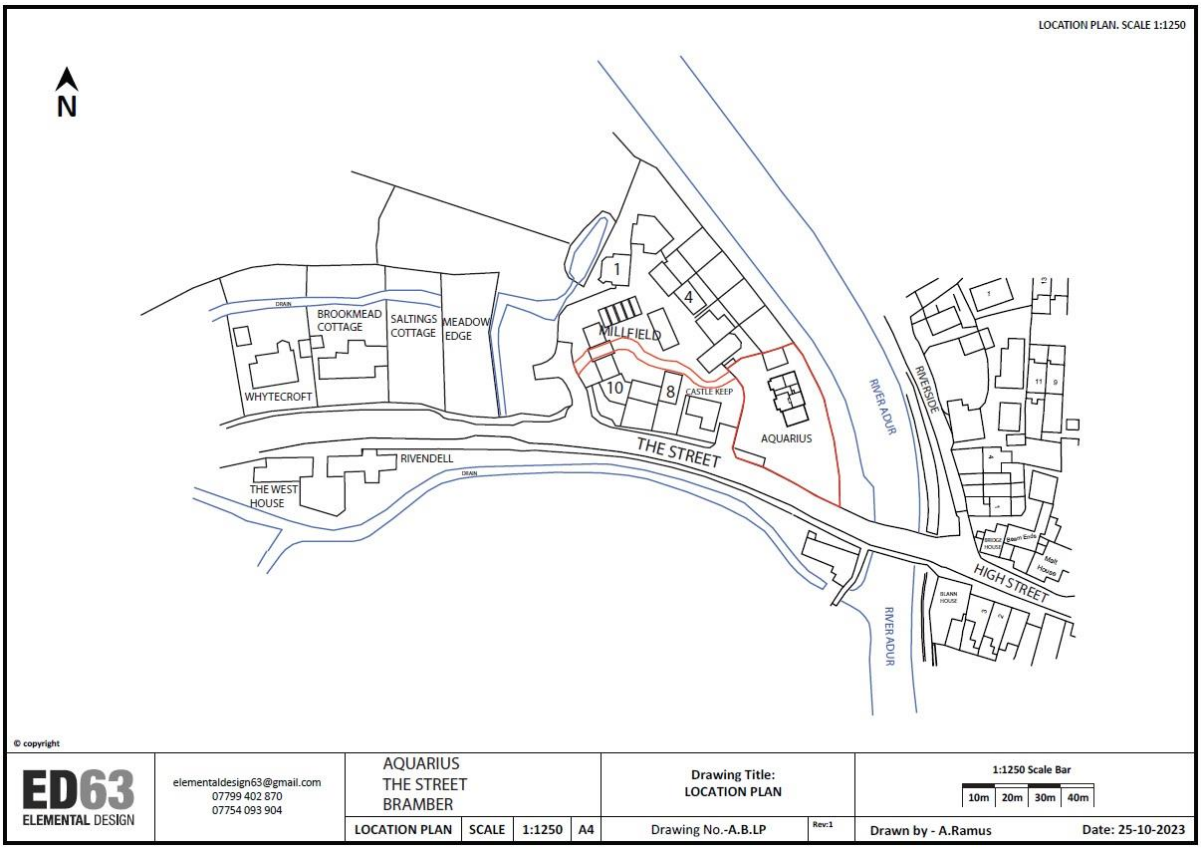


Fig-4 Site Location Plan (Not to scale)

3. Description and Use of Property

Aquarius is a detached residential dwelling with 3 bedrooms, with a somewhat dated look, and in need of modernising to conform to modern building regulations, as well as the occupant's requirements. The main house is currently separated from the garage. The garage, which the application proposes to demolish, is north of the side of the property. To meet the applicants needs of a young family, the property needs to be enlarged, and the latest design reflects a sympathetic outlook to the surrounding area in its prominent position.

4. Design and Materials

The proposal is designed to upgrade the property, to hopefully allow for a growing family to enjoy for years to come. Removing the single garage, adding a storey to the existing main dwelling, also above the single storey extension to the south, while extending the property to take in the new garage, with a room above in the roof space. Barn end pitched roof to be tiled with dark red roof tiles, walls to be block built, beige rendered finish, with olive green windows, all to maintain a style in keeping with the village. The latest design has been amended on the advice from the Horsham planning team, reducing the original scale, and height of roof, as well as incorporating barn ends to the roof of the main house, and the

adjoining garage. This new design uses more or less the same footprint as the existing property, with the space between the existing garage and house being filled in.

5. Access

Vehicle access is through the Millfield Estate, and out on to The Street, Bramber, as can be seen on the location plan. (See Fig-4, also image below of the estate entrance, from The Street. - Fig-5)



Fig 5

For the purpose of access during the project development, the clients propose to use the entrance at the south west corner of their garden for the delivery of materials, and general site traffic, thus saving any unnecessary problems for their neighbours, see screenshot below:-



Fig-5a Existing entrance at south west corner of the applicants garden, proposed for all development traffic during construction.

6. Amenity

The new barn end pitched roof will be a significant visual improvement from the existing aging roof, and the overall visual amenity will be greatly improved with the use of modern materials conforming to the latest building regulations. The design will improve the overall appearance for neighbouring amenity, without any detrimental impact to the area.
The property is set back from the road, with a high hedge line obscuring the view from the road also. The barn end roof design can be seen to good effect just down the road with six properties built in this style, fronting The Street, from Meadows Edge, see image below (Fig-6):-


Fig-6 Meadows Edge

With the applicants property set so far back from the road, any impact on the street scene would be negligible, and unnoticeable to an untrained eye within the non-uniform surrounding properties.



Fig-7 Screenshot of The Street, looking west, Meadows Edge in foreground.



Fig-8 View from the bridge over the River Adur, looking west towards applicants site. Note trees obscure the property.

7. Principle of Development

Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. The application site is located within the built-up area of Upper Beeding, (see figure 9 below), which is classified as a "Small Town and Larger Village" within Policy 3 of the HDPF. There is a presumption in

favour of sustainable development within the built-up area, and as such, the proposal should be considered acceptable in principle, subject to all other material considerations.

This policy was cited in favour of an approved development in the delegated report for- *4 Storage Units North of Adur House, Adur House, Riverside, Upper Beeding, Steyning, West Sussex, BN44 3HW* Ref-**DC/18/1405**

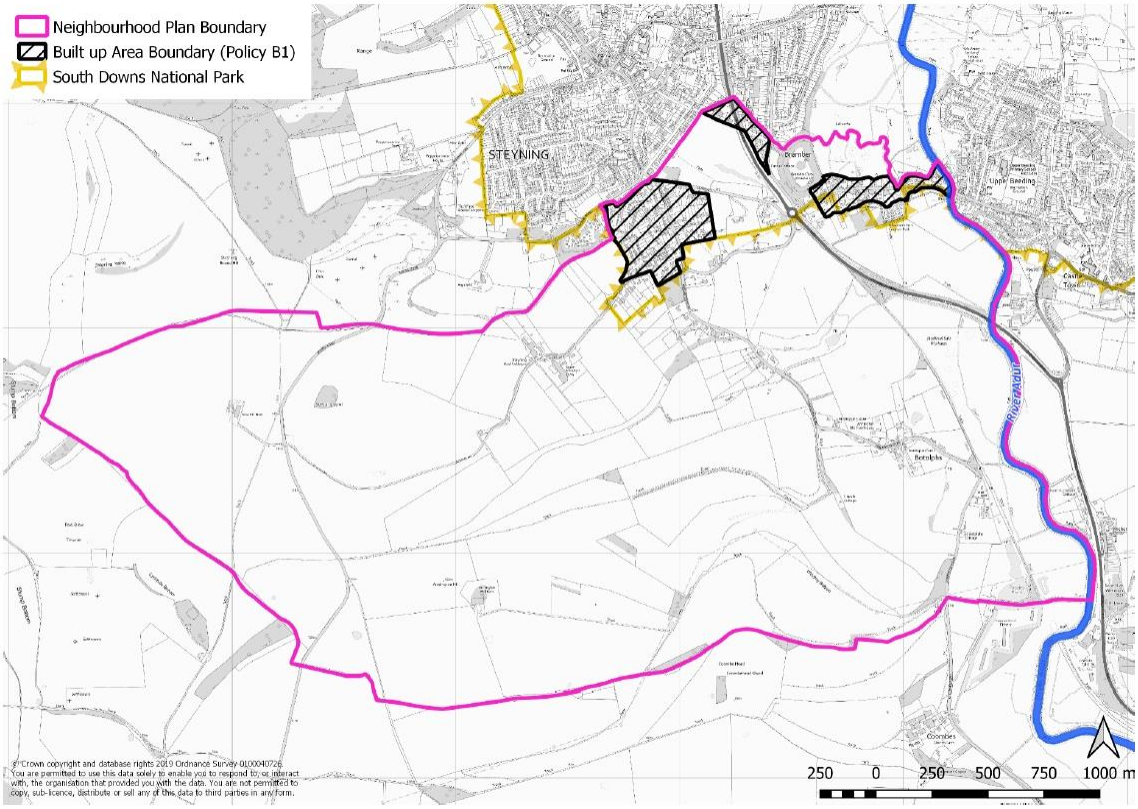


Figure 4.1: Bramber's Built Up Area Boundary

Fig-9

Similar property styles to that which the clients wish to emulate:-



Fig 10



Fig 11



Fig 12

Taking this statement into account, we respectfully ask that this application, in its amended form according to the planning teams requests, be approved.