

Design and Access and Planning Statement

Proposal:

Demolition of existing dwelling and storage/stable building and erection of replacement dwelling, basement and with ancillary 3 bay garage with accommodation over. Renewal of Extant consent under DC/24/0223

Site:

Vine Ridge House
Broadford Bridge Road
West Chiltington
Pulborough
RH20 2LD

Applicant:

Mr and Mrs J Verrall

DESIGN STATEMENT

Amount of Development

A single replacement dwelling was proposed and approved having a gross internal floor area of 471m². It is a two-storey property with a basement partly open to view on the south side of the building. A total of four bedrooms are proposed, one of which would be contained within the basement. In addition, an ancillary garage/outbuilding is proposed comprising storage and parking on the ground floor and a gym and games room on the first floor.

Appearance

The replacement dwelling is designed as a contemporary piece of architecture which is articulated on its principle elevations (front and rear) with one half hipped, gabled element and two dormer windows cutting through the eaves. The rear elevation would incorporate two central balconies, one at ground floor level and one at first floor level.

From the sides, the house would have limited massing and scale, with the east elevation having a half hip finish to the roof with a lean-to utility room at ground floor level. The west elevation would have a gabled finish with barn end hip.

The house has a differing character and feel between the front and the rear elevations. From the front, the house appears as a two-storey property where the first floor, to a significant degree, is contained within the roof space. From the rear, the scale appears greater because of the partially opened up basement. This change in character results from the change in levels across the site from front to rear and mirrors the form of the existing dwelling, which has its basement on the rear opened up to view.

A mix of a traditional red stock brick and timber boarding is proposed for the walls, whilst a clay plain tile with bonnet hips is proposed for the roof.

The outbuilding is designed as a three-bay cart shed, of which two bays are open on the ground floor. It has ancillary accommodation in the roof space, this being lit by a series of small, gabled dormer windows. An external staircase is proposed on the east elevation. Walls would be constructed in a mix of stock brick and timber weather boarding and a red plain clay tile is proposed for the roof.

Layout

The proposed replacement dwelling would sit slightly skewed on the footprint of the existing property, and like the existing property, is designed to take account of a substantial fall in levels from north to south across the site to accommodate a basement partly revealed on the south side.

The ancillary domestic building would be located at right angles to the new dwelling, on the footprint of the existing storage/stables building.

Access to the site remains unchanged with the existing crossover onto Broadford Bridge Road being unaltered. Rather than bring the vehicular access and forecourt parking to the south of the dwelling, as previously occurred, it is proposed to sweep a drive to the north and east of the new house, accessing the new garage building on its east elevation.

Landscaping

No specific landscaping details are proposed at this stage, but it is anticipated that additional planting will be undertaken.

The Context Appraisal

Vine Ridge House is sited in a rural position, approximately 1km to the north of the village of West Chiltington. It lies in an elevated position on the east side of Broadford Bridge Road. It is set back from the road and is approached via a private drive.

The property, and its associated outbuilding, are not visible from the public highway and have limited impact in views from the public footpath, which runs north/south through the wood to the east. The small copse to the east provides a degree of screening but the property does have an open aspect to the north and south. There are no immediate neighbours.

Planning History

The existing dwelling was initially approved under application ref. DC/05/1525. It was made the subject of an equestrian occupancy condition. A Certificate of Lawful Use approval, granted under ref. DC/17/0207, confirmed that it was lawful to continue to occupy the dwelling in non-compliance with the occupancy condition.

Under application ref. DC/18/0179, detailed planning consent was granted to demolish the existing dwelling at Vine Ridge House and erect a replacement two storey property.

DC/21/1164, approved, what was essentially the same dwelling, with the exception being the addition of the basement from the DC/18/0179 proposal. There were a few minor fenestration changes, the primary change being the addition of a first-floor balcony on the rear elevation (south) of the property. When viewed from three of the four sides (north, east and west), the revised proposal would appear the same as the original approved scheme.

Under application ref. DC/18/1135, detailed planning consent was granted for the erection of a three-bay garage building with first floor accommodation over. The garage approved by this application was subsequently included in the DC/21/1164 consent and therefore the renewal of the extant permission; DC/24/0223.

DC/24/0223 included the addition of two further planning conditions relating to water neutrality which will be discussed in further detail below as it is requested that the conditions be removed in this renewal application.

Planning Policy Context

Relevant national and local planning policies have not changed in the interim and the general presumption in favour of development remains relevant in this context; we believe.

However, there has been a change in local plan policy from that prevailing at the time of the original consent, DC/21/1164, the subsequent renewal, DC/24/0223, and the present day.

It is requested that condition 6 Pre-Commencement (Slab Level) Condition and Pre-Occupation Condition 7 be removed and replaced by the addition of the, now standard regulatory condition;

“Regulatory Condition: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.”

This approach has been found to be acceptable to the planning authority on similar proposals and would appear to be relevant and applicable in this instance.

Conclusions

This submission seeks to renew the current extant planning consent DC/24/0223 without any physical changes to the scale, appearance, and character of the proposal as previously approved but seeks the removal of water neutrality conditions added to DC/24/0223 and their replacement with a regulatory condition limiting water usage to 110 litres per person per day in line with current building regulations Approved Document G.