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DESIGN AND ACCESS STATEMENT

CONCERNING

OUTLINE APPLICATION FOR A RESIDENTIAL DWELLING

AT

EASTRIDGE LODGE, WINEHAM LANE, BOLNEY, HAYWARDS HEATH, WEST SUSSEX, RH17 5SD.

The Design Component

Amount of Development.

The following elements are contained in this application.

1/ Outline application for a Residential Dwelling.

The Layout

The proposed Residential Dwelling would be located west of the existing residential dwelling.

The Scale

The footprint for the Residential Dwelling would be 134.47 sq metres.

Landscaping

For Reserved Matters.

Appearance

For Reserved Matters.

The Context Appraisal

Involvement

There has been no Pre Application involvement.

Evaluation

This Outline Application for a Residential Dwelling on this site, seeks to establish the principle of the development before moving onto the Reserved Matters.

The proposal is for a 2 bedroomed chalet bungalow set to the west of Eastridge Lodge within the extended garden.

Below is an aerial view of the site which shows the site outlined in red. Down the driveway to the west is a substantial amount of development in terms of a Care Home, farm, commercial premises and equestrian facilities.



This is a garden plot facing onto a private driveway off Wineham Lane. It is well screened on the western, northern and southern boundaries with trees on the boundary. There would be no long distant views.

The design is for a traditional chalet bungalow with a similar ridge height to Eastridge Lodge to be in keeping with the adjacent property and with a shared driveway.

It is important to provide rural housing to be able to sustain rural communities in areas which lack opportunities for new housing. This site is a well screened garden plot and could provide the option of a single dwelling. It is not an isolated position due to the substantial development close by which is both commercial and agricultural.

Access Design Philosophy on the Scheme

There would a slight increase in traffic movements due to the proposed Residential Dwelling but this would be limited.
The site is on level ground for easy access by the disabled.

Conclusions

This Outline application is a reasonable proposal to establish the principle of a residential dwelling on this site for the reasons outlined under the Evaluation section of this statement.