COMBINED HERITAGE, DESIGN AND

ACCESS STATEMENT

REPLACEMENT OF EXISTING CONSERVATORY WITH

GARDEN ROOM AT:

Oakhurst
Park Lane
West Grinstead
RH13 8LT

Applicant – Mr & Mrs Clark

April 2024

INTRODUCTION

This statement accompanies an ongoing planning permission application (DC/24/0600) for the 'Replacement of existing conservatory with garden room' at the application property. This application is prepared by gdmrplanning on behalf of the applicants, Mr & Mrs Clark. The proposed works will be provided by Hqllmark Glazed Extensions who are specialists in the design and construction of bespoke garden room buildings and the manufacture of bespoke products for all kinds of domestic and commercial usage. Hallmark pride themselves in utilising traditional construction and carpentry techniques, and on the high quality of their products.

SITE ASSESSMENT

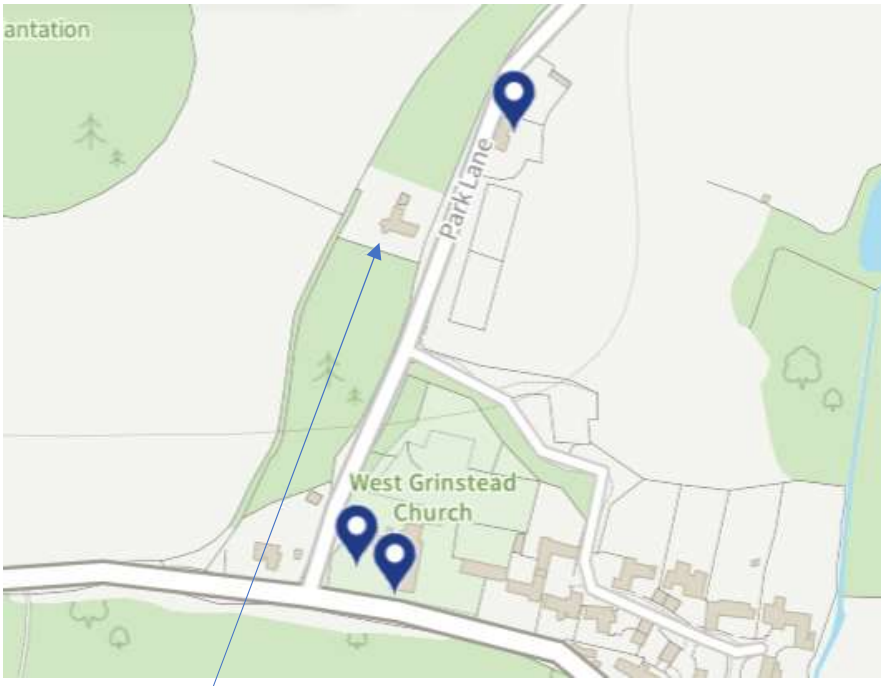
The application property, Oakhurst is a detached dwelling located to the eastern side of Park Lane, in the northern area of West Grinstead.



The brick-built property is not a listed building and it is not located within the West Grinstead Conservation Area.

ADJACENT LISTED BUILDING

As noted above, the property itself is not listed, there are also no listed buildings on the boundary of the site. The Historic England mapping system extract below shows the listed buildings within the local area of the site.



The listed building to the north of the application site is Lodge Cottage which enjoys Grade II listed building status. The properties to the south of the site are the 'Church of our Lady of Consolation and St Francis which is Grade II listed and the associated 'Priest's House' which is a Grade II* listed building.

PLANNING HISTORY

The recent planning history for the property (taken from the LPA website) is noted below:

Planning Applications (2)

- Erection of 1 chalet bungalow (replacement dwelling) Site: The Bungalow Park La West Grinstead

  Ref. No: WG/37/91 | Status: Application Permitted

- Conservatory Site: The Hobbit Park Lane West Grinstead

  Ref. No: WG/5/97 | Status: Application Permitted

PROPOSAL

The proposed works comprise the replacement of the conservatory extension (shown below) which although serving the property well, is now in need of replacement.



The design of the proposed works has been produced to ensure compatibility with the host property and surrounding area and in compliance with the relevant local and national polices for this type of domestic development. The rationale

behind the proposal is to replicate the increase in habitable floor-space without detrimental impact on the host dwelling.

HERITAGE IMPACT

Heritage Asset

The Heritage Asset concerned with the proposal are the listed buildings located within the locality of the application property. As above, the simplistic design of the extension (as with the existing, allows the proposed works to blend in with the host elevation and property overall, to which it is clearly subservient.

The previous alterations and extensions to the property (noted above) confirm the original plan form of the property has been lost to natural and sympathetic development. This confirming the natural progression of the property over time to meet the progressive needs of family life whilst remaining respectful to the host dwelling. The improvements in living space within this proposal allowing for the dwelling to prosper and hold high value in terms of current and future family needs.

The style of the proposed works allowing modern living space within the context of the dwelling distanced from the core of the property itself with a complimentary addition. The 'modern' yet compatible works allowing the visuality of the dwelling not impacted by the proposed works.



View from Lodge Cottage southwards

The image above confirms the location of the proposed works which are to the rear of the application property and some distance from the nearby listed buildings are such that they will have no impact on the setting of the listed property. This also is the case for the listed church and priest house which is located further to the south from the application site.

IMPACT ON NEIGHBOUR PROPERTIES

The position of the proposed works and the replacement nature is such that it will have no impact on the amenities of any neighbouring property.

ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or

public access. No additional parking is required in respect of the proposed works.

POLICY CONSIDERATION

Planning Policies, both local and national, have been given serious consideration to ensure the proposed works are of a suitable nature when viewed against local and national policy guidelines.

The proposed extension has a high standard of design ensuring compatibility with host elevation and property overall. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the host building or any sensitive building with the area.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will not be impacted by the introduction of the proposed works.

National Planning Policy Framework

The NPPF covers the requirement to describe the significance of the heritage asset affected by development and the weight of public benefit of the proposal against securing the optimum viable use of the building.

As noted above, the property has had various alterations through the ages and this proposal is designed to ensure the heritage assets involved are not damaged within the proposal development.

The less than substantial harm to the significance of the heritage assets ensuring the viable use at present as a slightly extended family dwelling and for future occupiers.

Noted in the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'. The proposed works are not to the detriment of any heritage asset and would not result in any harm of loss to any nearby listed building.

Furthermore, the provision of the proposed works will improve the practicality, adaptability, and longevity of the main house, providing improved and modernised living space for the present and future occupiers. This will help to maintain the appeal of this property as practical accommodation into the future.

JUSTIFICATION

It is our clients wish to enjoy the amenity that these works would provide and they seek to achieve this with a proposal that has been well thought out and designed to ensure minimal physical impact on both the property and the surrounding area.

The new structure will comprise appropriate material use to compliment the host property, with the fenestration details and the massing being produced in such a way as to harmonise with the existing building. The style of the development is designed to cause little, if any, disruption to the nature of the host dwelling or surrounding area.

We consider the proposed works have sufficient integrity to contribute to the amenity of the dwelling without detracting from the beauty and character of, or conflicting visually or technically with, the existing property, any neighbouring property, or the surrounding area.