

PLANNING STATEMENT

Site: 1 Hydehurst Cottages, Dial Post, RH13 8NS

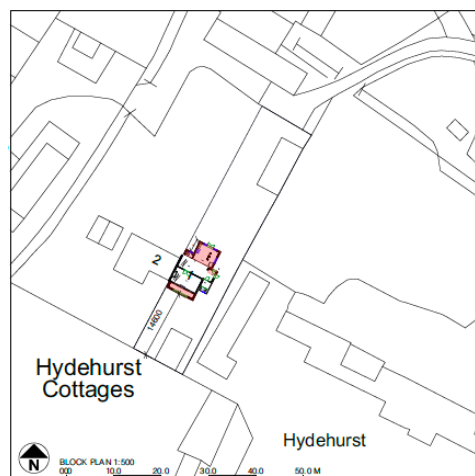
Applicant: Messrs Iebba & Burr.

Proposal. Front rear & side single storey extensions to replace existing conservatory & bay window. Convert utility to include a WC. New Front door location & porch.

The property is a mid 20th Century semi detached unit consisting of a pale yellow stock brick with a full hipped tiled roof. There are ground floor side extensions, an attached covered garden room and dated timber conservatory on the North (front) elevation. The unit sits down a long private lane and is sited in the rural area of Dial Post on the northern side of the A24.

The neighbouring property has been recently extended DC/18/0620 including a two storey wrap around extension. For both properties it is not overly clear which facade should be called the principal elevation as the front door main entrances were originally located on the sides to the east for the application property. The Northern facade faces the entrance track and No 2 now has their front door facing in this direction. For this application therefore we are assuming the works to be to the front and rear of the property, however if the front door is called the principal elevation then the design is for two side extensions. For either consideration the design proposed is sympathetic to the main dwelling and neighbour property.

An extract showing the application block plan in relation to the adjacent property:



Picture showing existing conservatory:



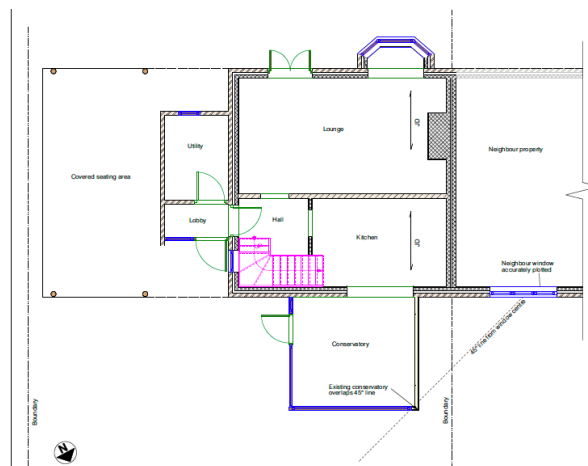
Picture showing adjacent property with large two storey extension:



The Proposal.

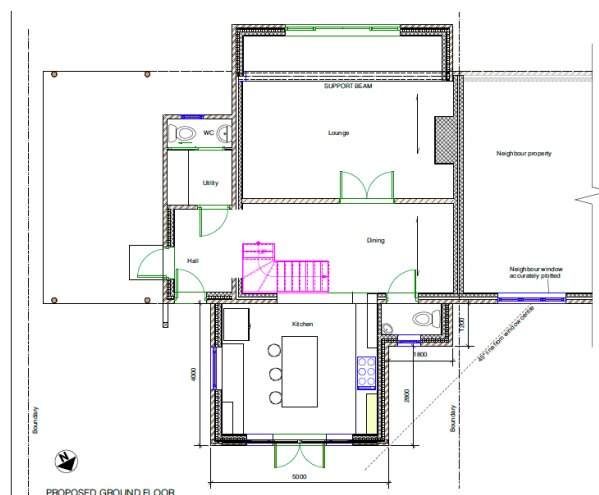
The Existing conservatory on the Northern elevation is to be removed and replaced with a new Gable ended single storey extension which will form an enlarged kitchen. Being on the Northern facade, the gable ended structure allows for gable glazing to maximise the light into the extended kitchen. Along side the kitchen is a small hipped roof toilet accessed from the dining area. A new front door location has been included which mimics No 2 in design thus confirming the northern facade the new Principal elevation. Timber cladding to the walls has been indicated for this front extension to blend in with the rural character.

The original existing floor plan shows conservatory location. relative to the 45° line drawn from the centre of the adjacent property. It just clips this line. Extract example attached.



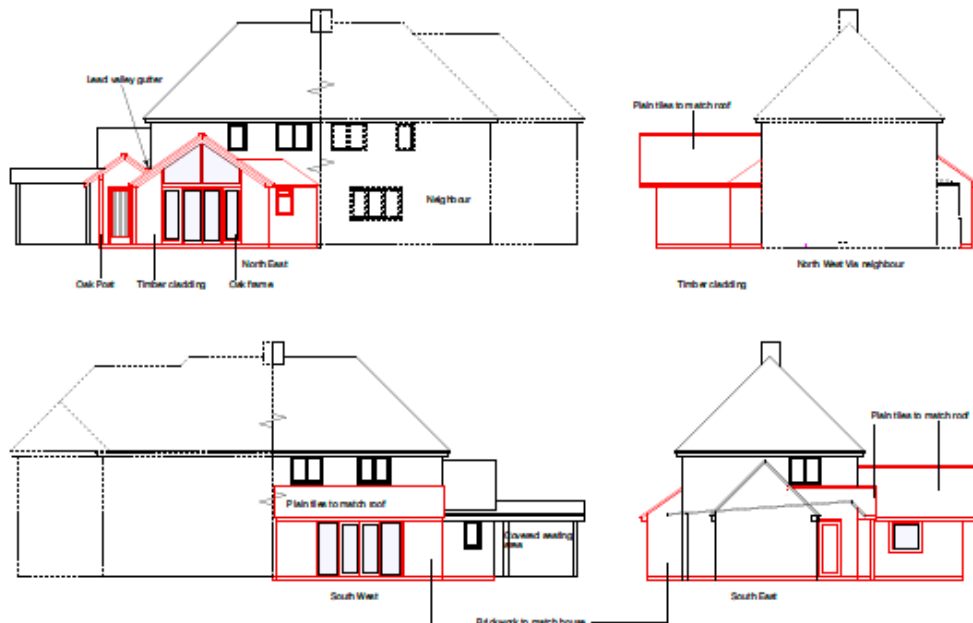
The proposed replacement extension, has been sited fully inside this 45° line thus respecting the light and impact on the neighbour and there is little difference to any neighbour impact of existing conservatory with this proposal.

An extract of this prtoposed layout is below:



To the rear of the property a single storey extension is proposed to the full width of the original property at 6.2m and a depth of 1.3m which replaces an existing bay window assembly. This extension sits under a simple pent roof with plain tiles to match the main roof. Likewise brickwork to be similar to the existing. This design would fall inside the permitted development parameters as of 2019 technical guidance but has been included into this application for simplicity.

An extract of the proposed elevation works lined in red is below:



Extract of Indicative CGI attached



INDICATIVE CGI VISUAL



HDC Policy:

Relevant policies within the HDPF 2015 include Policy 26, 28, 32 and 33. These are reproduced in full below:

Policy 26

Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

- 1. Support the needs of agriculture or forestry;**
- 2. Enable the extraction of minerals or the disposal of waste;**
- 3. Provide for quiet informal recreational use; or**
- 4. Enable the sustainable development of rural areas.**

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

- 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;**
- 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and**
- 3. The landform of the area.**

Policy 28

Replacement Dwellings and House Extensions in the Countryside

Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

1. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.
2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.
3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and
4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.
5. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Policy 32

Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Planning Evaluation

The key policy concerning the extension of dwellings within the rural area is Policy 28 (Replacement Dwellings and House Extensions in the Countryside). It requires that extensions should not be disproportionate, and they should also be in keeping with the scale and character of the existing dwelling.

The single storey extensions have been carefully designed to maximise the facilities for the applicant whilst strongly respecting the relationship to the host unit and the neighbour. Similar features of the property have been replicated and materials designed to match with existing.

In relation to the original dwelling the proposals are modest, in scale and match as best suitable. In relation to the adjacent property this proposal is considerably smaller than grant & build DC/18/0620.

The new front door siting now clearly indicates the principal elevation and matches with the adjacent property.

Material will be replicated where possible and a variation has been added to include timber cladding to the conservatory replacement which is considered a softer look for a rural property than mass urbanised brickwork.

Care has been taken to align the design so that there is no overlooking nor impact onto the neighbouring property, being set behind the 45° line.

Overall, this is considered a well-mannered proposal that in architectural terms respects the scale and vernacular form of both Hydehurst Cottages. It repeats gable and hip features of 1 Hydehurst Cottages and does not overwhelm nor overpower the original structure.

The original structure is largely untouched by this extension and, once extended, the original core will still be legible. As such, the remit of Policy 28 of the HDPF 2015 is believed fully met by this scheme.

The amenities of neighbouring residential properties would not be infringed by this proposed extension. Whilst it would be on the 45° line to No 2 Hydehurst Cottages, it would not cause loss of light or overshadow windows to habitable rooms on this property.

To conclude, this is considered a Policy-compliant domestic extension which, in design terms, respects the scale and form of No 1 Hydehurst Cottages and its association to the neighbour.