DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION
ANCILLARY ACCOMMODATION AT
CARVERS
EMMS LANE
BROOKS GREEN
WEST SUSSEX

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INTRODUCTION

This Design and Access Statement is in support of a full planning application for the conversion of a storage barn with an extension to the barn to provide ancillary accommodation on previously developed land at Carvers Emms Lane Brooks Green West Sussex.

The application should be read in conjunction with the plans and drawings as detailed below:

KM-GA- Location Plan
KM-GA- Block Plan
KM-GA- 09
KM-Ele- 03

This application is submitted on behalf of Mrs Karen Maurice.

This statement details the site and its surroundings, planning policy and assesses the scheme in accordance with the requirements of the National Planning Policy Framework and emerging Development Plan documents.

SITE AND SURROUNDINGS

The application site lies within a semi-rural location to the west of South water and North east of Coolham. The site is accessed off Emms lane via a rural access road and lies wholly within Horsham District Council planning boundary. The area is characterised by individually designed dwellings generally comprising ribbon development along the road.

The barn and stables are timber structures, aligned on a broadly east-west axis, with 'onduline' roofs.

The surrounding landscape is garden and equestrian grazing with typical trees and hedgerows. The site is not prominently sited in the landscape but can be seen from a footpath (PRoW) that runs to the rear of the existing stable block.



North Elevation- (barn on extreme left)



Part North Elevation showing existing track
And part of main house.



East Elevation (area of garden accommodation would occupy)



Main House

PROPOSED CONVERSION AND EXTENSION

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The application is proposing to convert the existing storage barn and extend into the garden curtilage to provide ancillary accommodation for Mrs Maurices's elderly mother and stepfather [redacted]

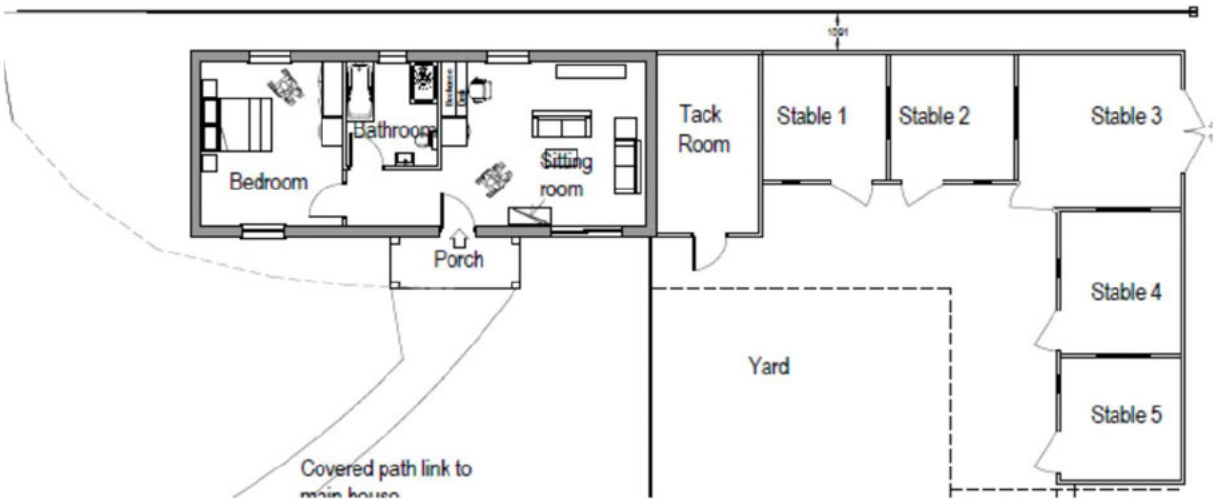
The majority of the proposed unit will be within the garden curtilage of the main house with a covered footpath, wide enough to accommodate the wheelchair, linking the unit to the main house for ease of access.

Policy 28 of the Horsham District Planning Framework allows for ancillary accommodation in the countryside where proportionate to the size of the main dwelling, accommodated within the curtilage of the existing dwelling and where the demand for additional space cannot be accommodated within an existing building.

As the major proportion of this unit is within the garden curtilage and is of a modest size it would therefore accord with the planning policy.

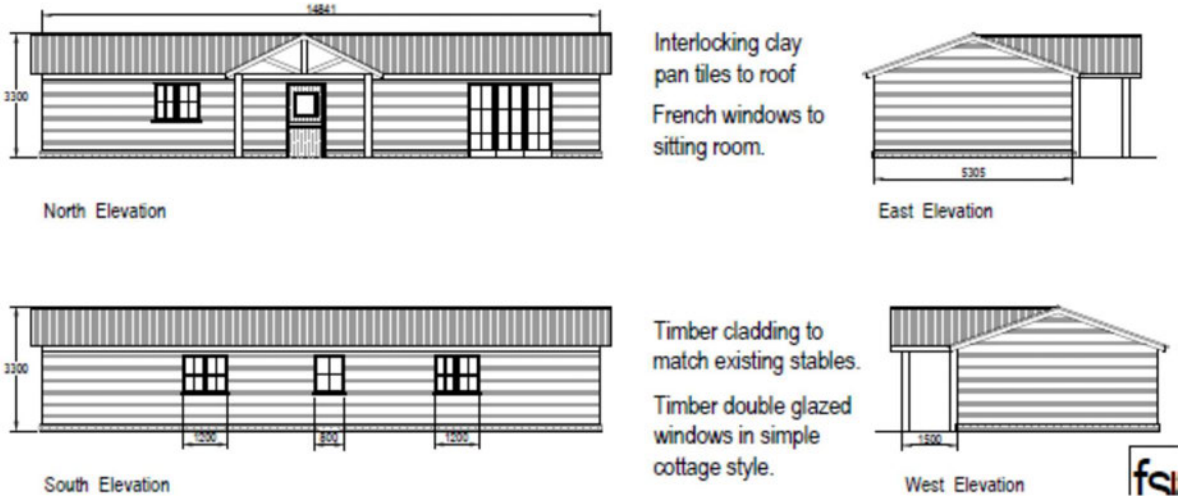
The internal layout will comprise a bedroom, bathroom and living room with generous sizes to allow for the easy moment of the wheelchair.

Externally there would be no change to the existing driveway and parking area and the track currently leading to the yard would be turfed over and returned to garden usage.



Layout Plan

Following on from advice at Pre-planning it is proposed that the extension to the barn would be within the garden curtilage and therefore be much closer to the main house and the roofline would match the height of the barn and the existing stables to minimise the impact on the visual amenity.



Elevations

The entrance in the Northern elevation will provide disabled access leading onto a new level pathway no less than 1500mm wide with clearly defined edges and a slip resistant surface leading to the parking area and the main house.

The existing driveway and parking area will not be altered in any way and the current fencing in the garden area will be removed.

DESIGN - PRINCIPLES AND CONCEPTS

Externally the intention of the design is to be low impact. With the benefit of the advice from the pre planning application the building would match the height of the existing barn and have a low pitched roof so as to avoid a noticeable change in the buildings character and retain its simple utilitarian look and distinctiveness.

The proposed finishes are traditional in nature, tiled roof, local stock brickwork at low level and horizontal timber cladding. All intended to be low impact and blend into the rural setting.
Where windows and doors have been introduced these would be in keeping with the rural character of the building and the main house.

ACCESS – PRINCIPLES AND CONCEPTS

The stable block is accessed from Emms Lane via a rural access road. There would be no change to the existing access and parking areas. There would be an additional footpath link to the main house again allowing for the wheelchair.

There is currently a track which leads down to the stable yard, this track would be turfed over and returned to garden usage. Access to the yard would then be via the footpath.

The site is not connected to main foul drains and is serviced instead by a Klargester which would be relocated to the west of the stable block. This unit will then discharge directly into the nearby ditch.
A surface water drainage system will discharge directly into the nearby ditch.