Design and Access Statement for the erection of

A timber orangery

at

Heatherbank

Birch Tree Lane

West Chiltington

West Sussex

RH20 2RG

On behalf of

Mr and Mrs Sparks

This Design and Access statement has been prepared as part of a Planning application to erect an oak orangery at Heatherbank, Birch Tree Lane, West Chiltington.

The site and surroundings

West Chiltington

West Chiltington is a large village located approximatley 2.6 miles north of Storrington.

The village is predominantly residential.

West Chiltington does have a designated Conservation Area but the host dwelling, Heathrbank, does not fall within the boundaries.

Heatherbank



Heatherbank is a two storey detached property, brick (painted) construction with a thatch roof.

The property is located on the south side of Birch Tree Lane and is set back from the highway by 20 metres.

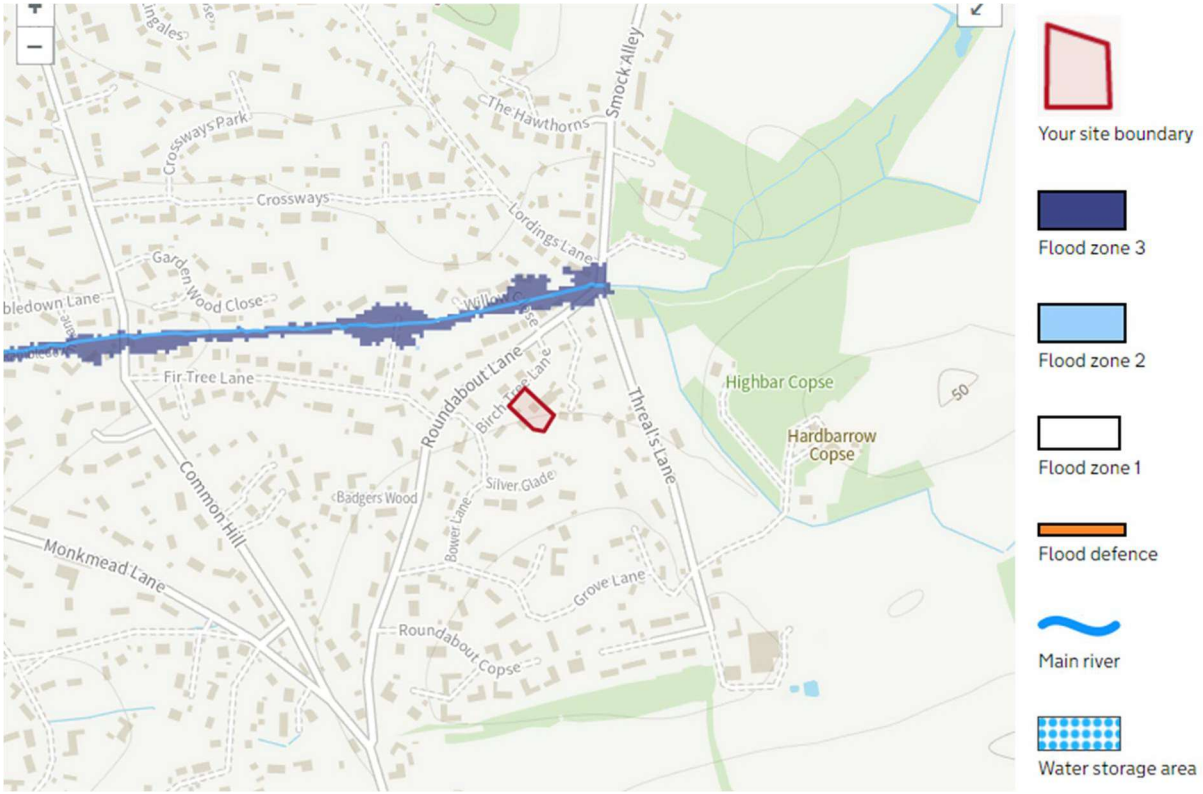
Heatherbank is set within 1400 square metres of private domestic curtilage.

There are residential properties to the north, south, east and west of the application all within private domestic curtilages.

The boundaries to the property comprise mature trees and hedging making the location of the proposed orangery private and secluded. There will be no impact upon the amenities currently enjoyed by the occupiers of the neighbouring properties.

Heatherbank is not listed and does not fall within the boundaries of a Conservation Area or an Area of Outstanding Natural Beauty.

The property does not lie within the Flood Zone as demonstrated below. There is not history of flooding.



Planning History

2-Storey side/rear extension

Ref. No: DC/07/1891 | Status: Application Permitted

Demolition of existing garage facilities and construction of a replacement garage

Ref. No: DC/14/0156 | Status: Application Permitted

The Proposal



The above is a view of the south east elevation of Heatherbank and the location of the proposed orangery.





The proposed orangery will be located over the the door, window and french doors shown in the first image and will in-fill/square off the elevation.

The door will be removed and the opening made wider.

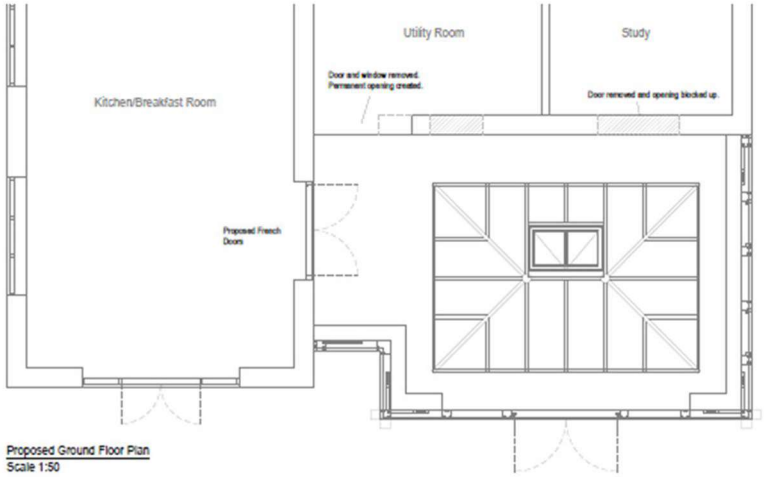
The window will be removed and the opening blocked up and made good.

The french doors will be removed and the opening blocked up and made good.

An opening will be formed in the wall shown in the above image.

The thatched roof will be altered to suit the oak orangery by clients roof specialist

The proposed works are demonstrated below.





The above are 3D images (for illustrative purposes only) of the proposed orangery in-situ.

The proposed orangery will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Materials

Existing

Walls –Painted Brick

Roof – Thatch

Doors/Windows – Timber

Proposed

Wall/Base – Painted Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern roof light

The thatched roof will be altered to suit the oak orangery by clients roof specialist

Doors and Windows – Natural Oak

Compatibility:

The proposed design has been chosen is to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials brick, natural oak and glazing are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

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

Impact on neighbouring properties

The proposed orangery is located to the south east elevation of the property and will have no impact on the amenities currently enjoyed by the neighbouring properties.

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the "golden thread" running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their

area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the l local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life . These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Horsham Planning Policy

Policy 32

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.

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed orangery will:-

- be aesthetically pleasing;

- cause minimal harm;

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed works will result in an improvement in the quality of the residential amenity for the applicants and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the natural oak, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its natural oak and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of Heatherbank without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owners of this property Mr and Mrs Sparks are keen to make certain changes to enhance their enjoyment of this area. The applicants also want to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mr and Mrs Sparks are also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.