

**PROPOSED CONVERSION AND EXTENSION OF
EXISTING DETACHED RESIDENTIAL GARAGE
BUILDING TO A SELF-CONTAINED RESIDENTIAL
DWELLINGHOUSE**

**1 STABLE HOUSE BUNGALOWS
BRIGHTON ROAD
LOWER BEEDING
WEST SUSSEX
RH13 6NP**

Design and Access Statements

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DESIGN & ACCESS STATEMENTS:

1 STABLE HOUSE BUNGALOWS
BRIGHTON ROAD
LOWER BEEDING
WEST SUSSEX
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Amount/ Proposal:

The proposed development is for the conversion and extension of an existing detached residential garage building to a self-contained residential dwellinghouse.

Layout:

The main part of the building is existing, therefore its position on the site has been predetermined.

Albeit the site address is Brighton Road the site access is onto Leechpond Hill.

Vehicle parking is provided at the front and north side of the building with a vehicle turning point along the site access.

There is an area for cycle parking to the north of the building with an area to the south elevation for refuse and recycling bins.

Scale:

The governing factor that dictated the size of the new dwellinghouse was the 'Technical Housing Standards – nationally described space standards'.

The standard states that a 2-bedroom dwelling with 4-person bed spaces would have to have a minimum total internal floor area of at least 79m² together with a minimum 2.0m² built-in storage.

The standard also states that a double bedroom is to have a minimum floor area of 11.5m² and be at least 2.75m wide. In addition to this, a single bedroom must have a minimum floor area of 7.5m² and be at least 2.15m wide.

Landscaping:

To the west of the building, the rear garden area is laid to lawn.

To the east of the building, the vehicle parking areas and access drive are constructed with permeable hard standing.

The boundaries to the north, west and south have an existing 1.8m high close boarded timber fence.

Appearance:

The extended part of the building is to use the same external materials as the existing part of the building. This being the walls having timber weatherboard with the roof having plain tiles.

The roof of the extended part of the building has a dutch-barn style design to reduce the height of the building and at the same time allowing adequate floor area within the building.

Assessment:

An appraisal of the site and surrounding area was carried out.

A survey of the existing building was also carried out to ensure the conversion and extension could be carried out with minimal disruption.

Before any works commences, the site and existing building will need to be assessed for the potential impact of the proposal on biodiversity.

Existing rural buildings may, for example, contain bat roosts or nest habitats for protected species.

It might be necessary to undertake an ecological investigation and implement suitable mitigation as well as biodiversity enhancements in accordance with the council's biodiversity policies.

Involvement:

The following documents have been referred to as follows:

Horsham District Planning Framework – Nov 2015:

Policy 1 – Sustainable development.

Policy 2 – Strategic development.

Policy 15 – Housing provision.

Policy 32 – The quality of new development.

Evaluation:

Given the need for additional homes, it is important that the limited amount of land available is used efficiently when considering proposals for new residential development.

The National Planning Policy Framework (NPPF) indicates that local planning authorities should support development that makes optimal use of each site.

Access and sustainability:

The site has direct access onto B2110 Leechpond Hill in turn giving access to A281 Brighton Road.

Access to public transport is provided by Leonardslee bus stops serving route number 17 going north and south along A281 Brighton Road. These bus stops are in the region of 8 to 10 minute walk from the proposed site.

The proposed site is also within cycling distance of Lower Beeding Village, Cowfold, Mannings Heath and Horsham.

Within a few minute's walk, north along Leechpond Hill, there is a Public Footpath going east. This in turn connects to a network of other Public Footpaths.