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HAZELWOOD, HARBOLETS ROAD,
WEST CHILTINGTON RH20 2LG



Design & Access Statement

Site:

Whiteoaks
Monkmead lane
Pulborough
RH20 2NH

Proposal:

GARAGE CONVERSION

TWO STOREY EXTENSION TO NORTH ELEVATION TO REPLACE CONSERVATORY
REPLACE ALL WINDOWS WITH NEW GEORGIAN BAR STYLE GLAZING,
CHARTWELL GREEN

NEW ROOF COVERING WITH PLAIN TILES.

NEW RENDERING WITH FITTLEWORTH STONE CLADDING AND STONE FEATURE
QUOINS, LINTELS CILLS AND PORTICO

EXTEND AND REPOSITION EXISTING DRIVE WITH NEW GATED ENTRANCE.

Applicant:

Miss D Coop.

Location & Description of Application Site

The site is on the northern end of Monkmead Lane at the junction with Harborough Hill and is in the built up area of Pulborough Village. The property dates from mid 20th century along with many of the adjacent properties. The road has a pleasant semi rural feel with large properties on both sides of the road, well spaced apart. There have been numerous infill developments of single and multiple plots over the years up to current day along with many remodelling schemes.

Whiteoaks the property lies on the northern side of the plot running parallel to Monkmead lane and set back in line with other adjacent properties. The large garden extends southwards as far as the River Chilt which is bordered by trees and shrubs. There is a large Leylandii hedge that fronts the road and provides full privacy to the property.

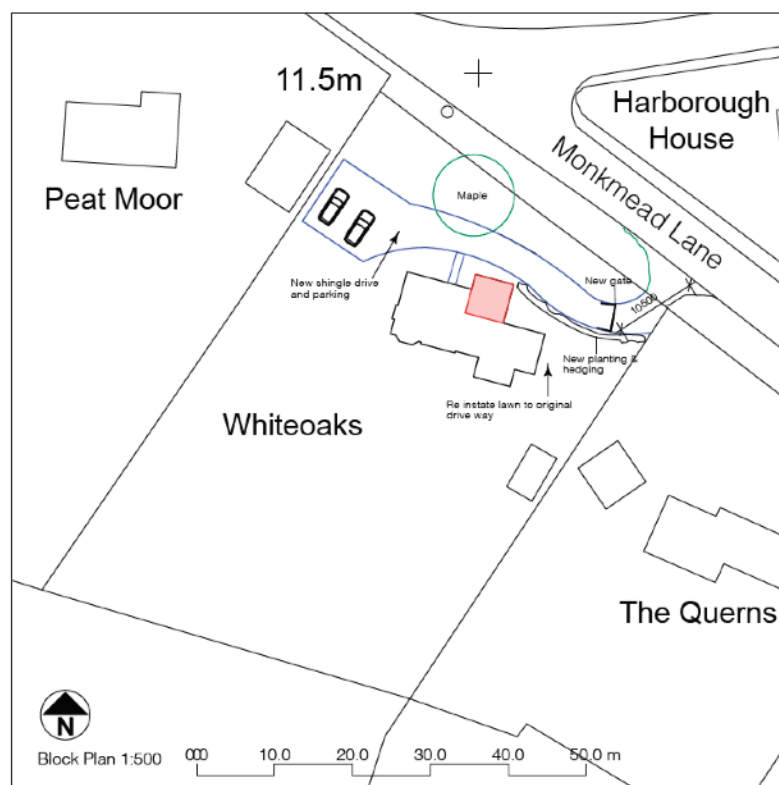
The property is a mix of face and beige painted brickwork under a plain tiled clay roof. It has white UPVC fenestration and there are no dominant architectural features to note. The principal

elevation (North) and front door access is partially obscured as access via the drive leads to a double garage door and adjacent back/conservatory door.

Reproduced below are an extract of existing elevations.



The siting of this property to the adjacent properties is demonstrated in the block plan extract below. Clear separation distances can be noted.



The 2 Pictures below detail the existing principal elevation along with the street scene entrance view.



Further pictures demonstrate the separation distances to the adjacent properties.



The Proposal.

The existing drive entrance is to remain unchanged then the drive is to curve around to the north of the property and terminate on the North West side of the plot with a parking and turning area. A new gate is to be sited approximately 10 metres back from the access road and new hedging and planting on the south side of the drive is to form a boundary screen to the garden drive. The existing hard standing that lead to the garage is to be returned to grass, garden and planting. The drive now fronts the principal elevation of the property and passes the existing front door position which is to be enhanced with a stone part portico and hardwood door.

The existing garage is to be converted to form a new kitchen.

The existing conservatory is to be removed and a new two storey front extension sited in the same area is to be built. This protrudes just under 2m from the existing conservatory. The design of this extension mimics the existing two hipped roof with joining valley but is nicely sited at a lower eaves level than existing to help distribute and break up the roof line from the existing level. There is a very small increase in the ridge line over the adjoining roof, however this ridge line is considerably lower and subservient to the main roof ridge height.

All the fenestration on the property is being changed to Chartwell Green sash windows with thin Georgian bars added to the glazing. The new French and bifold doors will have plain 3/4 glazing.

The existing roof tiles are dated and spalled and in need of an overhaul. New plain tiles will be added to the complete roof and extension work.

The painted brickwork is to be covered with a painted render similar in colour to the attached CGI.

To the new works and principal elevation, ground floor elevations are to have local Fittleworth stone facing along with stone coloured and machine cut, Quoins, Cills, Lintel heads and a small 1/2 Portico feature to the front door. The front door is to be replaced with a Hardwood feature door more appropriate to this type of property. The principal elevation as now shown in the CGI below had a definite entrance.

Landscaping.

The existing property has considerable planting which has been left unattended for several years. This is to be cut back and pruned as required. Additional planting to be added to screen the new front drive location and separate the drive from the garden and add garden privacy to the street/ front entrance.

The new drive proposed will be porous shingle type matching the existing drive.

There is to be a new double gated entrance set approx 10m back from the carriage way verge. A pictorial example is presented below



CGI Visualisation showing the Principal Elevation is presented below.



Relevant Planning Policy

The statutory Development Plan for the area comprises the Horsham District Planning Framework 2015.

Policies within the Horsham District Planning Framework 2015 considered relevant to this application include Policy 32 and 33. These are reproduced in full below and overleaf.

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.**

Evaluation

This is a carefully considered proposal which produces a form and design of extension that would sit comfortably on the host property.

The majority of the additional works to the building could be considered as permitted development and general maintenance of the property. For ease and simplicity all the works have been included into this application.

There is no adverse effect to the street scene as all works are well screened by the existing planting and hedgerow, added planting is proposed to enhance the privacy and screening.

It is considered that there is no impact on any adjacent neighbour or property in any way.

Numerous other properties in Monkmead Lane and adjacent roads have had major remodelling schemes and enlargements, this proposal is considerably smaller than many of those.

Relating this proposal to relevant Local Plan policy, it is considered that the development meets the requirement for high quality and inclusive design set out within Policy 32.

The proposed extensions respect the spatial qualities of the street scene. The form and scale of the extension respect those of the host dwelling and would be read as subsidiary in scale to the main house.

The general development principles set out within Policy 33 are also met.

No unacceptable harm to the amenities of neighbouring properties would arise. The extensions have an acceptable scale, massing and appearance and appropriate local building materials are proposed