Planning Statement

To support a Variation of Condition Application

Springlands Gate, Fryland Lane, Wineham

Variation of Condition 1 of Householder Planning Approval Reference DC/23/1920 – *'Removal of existing pitched roof and erection of a first floor extension and single-storey extensions to the east and west facing elevations. Installation of an outdoor swimming pool and erection of an adjacent detached games room/pool house. Demolition of the existing detached garage and erection of a detached three-bay garage with bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works'.* Condition 1 to be varied to allow for alternative pool location and redesigned/repositioned outbuilding

at

Springlands Gate, Fryland Lane, Wineham

Planning, Design and Access Statement

on Behalf of

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1. Introduction

1.1 This is a Planning Statement prepared to accompany a Variation of Condition planning application Householder Planning application at Springlands Gate, Frylands Lane, Wineham.

1.2 Householder planning approval was granted on 23rd February 2024, under reference DC/23/1920, for the following:

'Removal of existing pitched roof and erection of a first floor extension and single-storey extensions to the east and west facing elevations. Installation of an outdoor swimming pool and erection of an adjacent detached games room/pool house. Demolition of the existing detached garage and erection of a detached three-bay garage with bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works'.

These works have not yet been commenced.

1.3 The Applicants now wish to amend the location of the approved swimming pool, as well as relocate and adjust the design of its associated outbuilding. This application therefore requests a Variation to Condition 1 to approve this change.

1.4 The other approved works, those relating to the House and the detached Garaging, all remain as per the approval granted under reference DC/23/1920.

1.5 Section 2 of this document provides the Planning Statement, which describes the proposals in greater detail and explains how the proposed works continue to comply with the relevant local and national planning policies.

2. Planning Statement

2.1 The proposals for the Variation of Condition application comprise the following:

a) The construction of a single-storey outbuilding to provide a Yoga Studio, Sauna, and Shower/Changing Room. The design and positioning of this building varies from that previously approved;
b) The relocation of the approved swimming pool to a location closer to the extended dwelling. The overall dimensions and volume of the swimming pool remain the same as that approved under reference DC/23/1920;
c) Associated hard and soft landscaping works to suit the amended proposals.

2.2 The amended detached swimming pool outbuilding provides a Yoga area, Sauna and separate Changing Room space, along with a Storage Room.

2.3 **Design**

The outbuilding retains the same architectural vocabulary as the approved building, albeit with a simpler shape and pitched roof form. This, coupled with its revised positioning, will ensure the building sits comfortably within its surroundings and is sensitive to the extended dwelling.

The building will be elevated in the same timber cladding and plain clay tiles as the approved building, sat upon plinth walls in facing brick, allowing it to match the main house. Its windows and doors will be stained in a colour to compliment the natural finish to the timber cladding

2.4 **Landscaping**

The proposals also enable the existing pond and willow tree to be retained, with the tree providing screening to the building and maintaining northerly views from the plot across the adjacent fields.

2.5 **Planning Policies**

The proposals, given their minor nature and design similarities, continue to demonstrate compliance with the following local planning policies:

Wineham and Shermanbury Neighbourhood Plan
Policy 5 - Design

Horsham District Planning Framework
Policy 32 – Strategic Policy: The Quality of New Development
Policy 33 – Development Principles

2.6 **Neighbour Amenity and Impact**

The proposed extensions and alterations will not give rise to any overlooking issues for the neighbouring properties, owing to the significant distance between the application property and its nearest neighbours.

2.7 **Sustainability**

The proposed works will allow the energy-efficiency of the existing dwelling to be significantly improved through the provision of new space heating and hot water systems, as well as the provision of thermal insulation to the new and existing building fabric. This aspect is covered in greater detail in Section 9, below.

2.8 **Water Neutrality**

The application site falls within the Sussex North Water Supply Zone, in which Natural England have written to all authorities within the zone providing a position statement for applications which may place increased pressure on this zone. This explains that recent case law has established that abstraction from the Supply Zone may be having an impact on protected sites (Arun Valley Special Area of Conservations (SAC), Special Protection Area (SPA) and Ramsar site). As

a result, developments within this zone must not add to this impact. The original approval demonstrated its ability to achieve Water Neutrality, and since the volume of the swimming pool and the quantum of habitable accommodation is unchanged, this remains the case.

3. Conclusion

3.1 The proposed amendments are considered to be relatively minor and therefore to comply with the relevant local and national planning policies, as set out in the above Planning Statement.