PLANNING STATEMENT FOR PROPOSED EXTENSION AND PART RE-BUILDING
at
FORDYCE, STORRINGTON, RH20 4NU

(Proposed amendment to approved scheme by Variation of Condition 1)

1.0 The Purpose and need for the development

The proposal is to demolish the existing timber framed house and re-build over the same footprint with an extension to contain the staircase and add an extra storey. The existing more recent side extension will remain.
It is the owners desire to live in a zero carbon low energy building and as they do not wish to move away from their home of 25 years (and thus away from family and friends), they see the only solution is to re-build their existing house to passivhaus standards. Facility for a chair lift serving the first floor will also be incorporated for their future mobility.

2.0 History

SR/48/00 – Application for a two storey side extension was granted in November 2000 and this has been constructed accordingly.

DC/21/2445 – An application for Demolition of existing timber framed part of house and re-build with a three-storey side extension was refused on 5th January 2022 and an appeal dismissed in July 2022.

DC/23/1221 - An application for Demolition of existing timber framed part of house and re-build with a three-storey side extension was approved on 18th August 2023.

DC/23/2249 – Variation of Condition 1 of the above approval for reduction in width of the entrance screen plus 4 additional PV's. Approved on 8th February 2024

3.0 Planning Policy

The Site and application are subject to Horsham District Planning Framework (November 2015). Relevant policies are Policy 1, Policy 33, Policy 35 and Policy 36.

Policy 1
Strategic Policy: Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission, unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.

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 sky line 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 water courses. 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.**

Policy 35

Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

1. **Reduced energy use in construction;**
2. **Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;**
3. **The use of decentralised, renewable and low carbon energy supply systems;**
4. **The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and**
5. **Measures which reduce the amount of biodegradable waste sent to landfill.**

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape.

Policy 37

Sustainable Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

1. **Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;**
2. **Limit water use to 110 litres/person/day;**
3. **Use design measures to minimise vulnerability to flooding and heatwave events;**
4. **Be designed to encourage the use of natural lighting and ventilation;**
5. **Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;**
6. **Minimise construction and demolition waste and utilise recycled and low-impact materials;**
7. **Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;**
8. **Incorporate measures which enhance the biodiversity value of development.**

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.

4.0 Consultation

Comments from the refusal and appeal dismissal of DC/21/2445 had been taken into account in the design of the approved scheme. The planning officer and appeal inspector had thought that the previous design was too bulky and high with a commercial rather than residential resemblance.
A revised scheme was submitted in November 2022 but having been advised by the Planning Officer that it would likely be refused, the application was withdrawn and a Pre-Application submission was recommended. The reasons given was that a more holistic approach to the design was advised.
A further revised scheme was submitted as a Pre-Application on 2nd December 2022 with a response received on 4th May 2023. The letter acknowledged that the ridge line had been reduced but they were still concerned about apparent bulk and massing. It was suggested that instead of a hip, a gable to the stair extension would be preferable by reflecting that of the existing garage. The rear "box" dormer was also not welcomed and if submitted, this proposal would not be supported by the officers.

Following a conversation with the case officer, the design was further revised and sent for comments. A reply was received on 16th May 2023 which asked for pitched roofs to the dormers and to revert to the half hips on the main roof as the previous design.

It was suggested that with these amendments we could submit a new planning application and this was approved.

5.0 Proposal Design

The original timber framed house which contains the main living accommodation was constructed in 1953 and is comprised of small section timber studwork with external boarding and internal plasterboard. Not only is the structure nearing the end of its expected life but is difficult to insulate with the large areas of roof slope together with keeping the void ventilated to combat condensation.

It is the owners desire to upgrade the building to be carbon neutral along the Passivhaus principles of low energy consumption and self generated electricity from solar energy with battery storage units.

To this end it is proposed to construct the building from factory manufactured Structural Insulated Panels (SIP) for the walls and roof. The walls will be clad with brick and the roof in plain clay tiles to match the existing remaining extension. This form of construction gives extremely high levels of insulation and very low air leakage.

It is proposed to use the existing foundations, subject to Structural Engineers approval, and so the footprint will be as existing but with an extension for the staircase structure. It is also proposed to add an extra storey to give the property three bedrooms with a study/fourth bedroom as befits the size of the plot.

In order to mitigate the reasons for refusal as outlined in section 4, the comments received from the Pre-applications and the conversation with the case officer, the design had been significantly altered.
The architectural style had been changed from contemporary to more traditional by using pitched roofs of a more domestic nature. The second floor was now within the roof together with the eaves line lowered to the level of a two storey house in keeping with other buildings in Nightingale Lane.

The new staircase extension had also been lowered and has a gable to mimic that of the existing garage. A section of roof between the staircase and the existing had been brought forward with a lower eaves to provide a transition between the two storey eaves and the single storey eaves heights.
Pitched roofs were added to the dormers
However, it was felt by the design team and the client that half hips to the main roof would be incongruous with gables of the proposed new staircase and the existing garage.

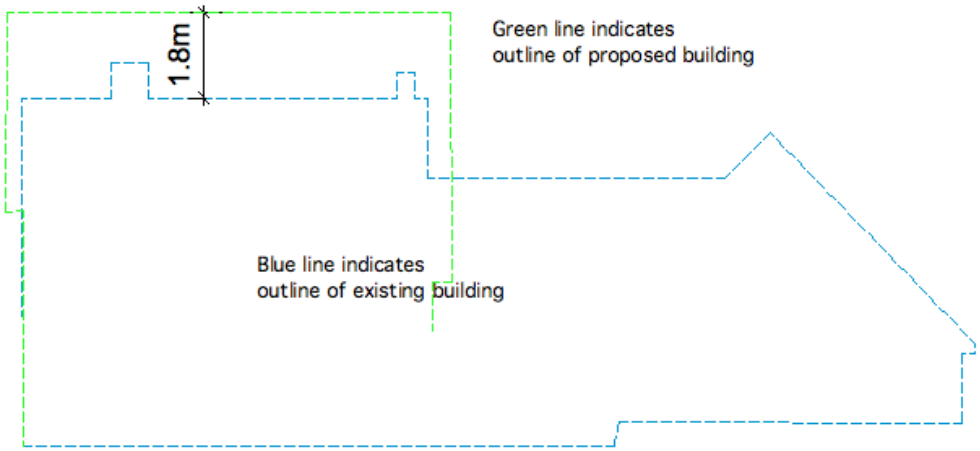

Diagram to indicate existing and proposed building roof lines



East (front) Elevation of Existing Building



West (rear) Elevation of Existing Building

This application is for an amendment to the approved design.

The approved design was for a brick external finish. Following advice from a Structural Engineer the load onto existing foundations was excessive and should be reduced.

This was to be achieved using a brick slip system but there are few contractors willing to do such a small contract and therefore the quotations received were not feasible.

Therefore, this application is to replace the external brick finish with a cement particle board in a brown colour. Note that the existing building is clad in a similar boarding but in a light grey colour.
The new staircase extension remains in brickwork as it will have new foundations.



Showing cladding to existing building to be demolished



Sample of proposed cladding and brick