



**COMBINED HERITAGE, DESIGN AND  
ACCESS STATEMENT**

ERECTION OF AN OAK FRAMED GARDEN ROOM AT:

**SADDLESTONES, SCHOOL LANE,  
PYECOMBE, BN45 7FQ**

Applicants - Mr & Mrs Mills

January 2021

## INTRODUCTION

This statement accompanies an ongoing planning permission application for 'The erection of an oak framed garden room'. This application is prepared by Julius Bahn Ltd. on behalf of the applicant, Mr & Mrs Mills. The proposed works will be provided by Julius Bahn who are specialists in the design and construction of bespoke oak framed buildings and the manufacture of bespoke timber products for all kinds of domestic and commercial usage. Julius Bahn pride themselves in utilising traditional construction and carpentry techniques, and on the high quality of their products.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities (LPAs) to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

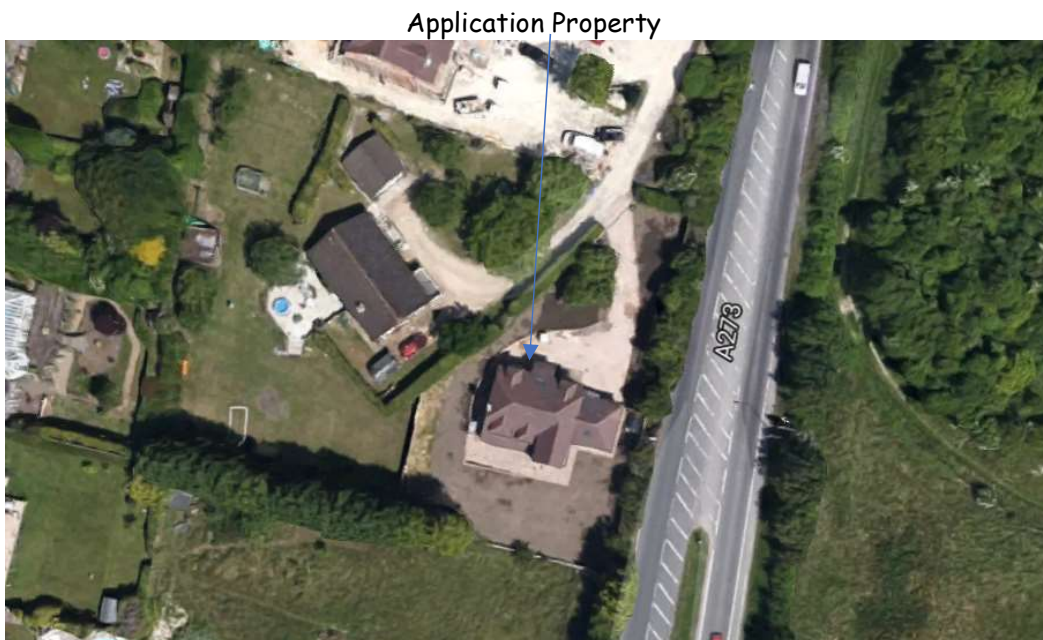
By reference to relevant legislation it is apparent that the dwelling is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF) 2019 (The property is sited within a National Park). Paragraph 189 of the NPPF requires an assessment of the significance of any heritage assets

affected by the proposed works. Therefore this document aims to highlight and assess such assets and the historical context connected to the property.

## **SITE ASSESSMENT**

The application property, Saddlestones is a detached, modern property situated to the east of the A273, northwards of the A23 London to Brighton Road.

The property sits within a comfortable garden area and is naturally screened to the eastern and southern boundaries by mature trees and shrubbery.



## **PROPOSAL**

The proposed works comprise the erection of an oak framed garden room to the rear elevation, attaching to the single storey garage and utilising an 'L' shape in the layout as shown below:



The rationale behind the proposal is to increase the habitable floor-space without detrimental impact on the sensitive nature of the surrounding area. The design of the proposed works has been produced to ensure compatibility with the host property and surrounding area and in compliance with the relevant local and national policies for this type of domestic development.

### **MATERIAL USAGE**

As noted previously, oak framing will be utilised within the development with matching roofing and walling material utilised to compliment and ensure compatibility with the setting of the surrounding area.

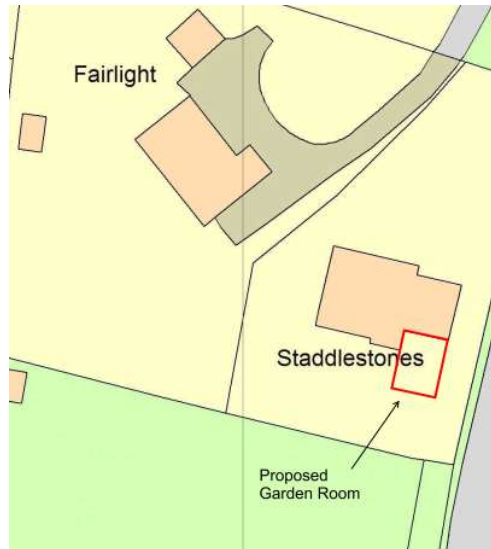
### **HERITAGE IMPACT**

#### **Heritage Asset**

The Heritage Asset concerned with the proposal is the sensitive area in which the property is sited. The design of the new building has been kept simple to ensure an acceptable and a complementary addition within the curtilage of the host dwelling.

## **IMPACT ON NEIGHBOUR PROPERTIES**

The position and scale of the proposed works is such that it will have no impact on the amenities of any neighbouring property. The OS image extract below confirming no detriment to the property nearest the proposed development.



## **ACCESS**

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

## **DEVELOPMENT JUSTIFICATION**

The proposed simple and modest addition to the property sought to meet the progressive needs of family life whilst remaining respectful to the host dwelling and surrounding area. The improvements and increase in living space within this proposal allowing for the dwelling to prosper and hold high value in terms of current and future family needs.

## **FLOOD RISK**

The Environment Agency website confirms the site at a low risk of any flooding as per the image confirmation below:



## **POLICY CONSIDERATION**

Planning policies, both local and national, (The Local Plan and the National Planning Policy Framework (NPPF)) have been given serious consideration so as to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.

The proposed works have a high standard of design quality ensuring compatibility with host dwelling and surrounding area. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the application building. The choice of appropriate materials ensuring a complimentary attachment within the setting of the National Park.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties

ensuring the amenities of any neighbouring property will not be impacted by introduction of the proposed works.

### **National Planning Policy Framework**

Section 12, paragraphs 128 and 136 of the National Planning Policy Framework (NPPF) cover the requirement to describe the significance of the heritage asset affected by development (para. 128) and the weight of public benefit (para. 136) of the proposal against securing the optimum viable use of the building.

The less than substantial harm to the significance of the heritage asset ensuring the viable use at present as an extended family dwelling and for future occupiers.

Noted in paragraph 132 of the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'. The proposed works are not to the detriment of the heritage asset and would not result in any harm or loss to the heritage asset concerned with the development.

Furthermore, the provision of the proposed works will improve the practicality, adaptability and longevity of the main house, providing improved and modernised living space for the present and future occupiers. This will help to maintain the appeal of this property as practical accommodation into the future.

## **JUSTIFICATION**

The proposal is considered to be quite low against the setting of the dwelling and surrounding area, impact on historic fabric is non-existence and impact on surviving historical character is negligible.

There will be negligible impact on any other heritage assets. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'