

Application for Planning Permission

For

Extension and enhancement works

at

Strathmore, Main Road, Birdham, West Sussex, PO20 7HU

Design, Sustainability & Access Statement

March 2021

Applicant: Miss K Huxtable

Introduction

This design, sustainability and access statement is written to support the planning application for a rear extension and external enhancements to Strathmore, Main Road, Birdham, West Sussex, PO20 7HU.

Assessment of physical context

Strathmore is a detached home at the southern end of the A286 'Main Road', Birdham. This southern end of the A286 is marked by a mini-roundabout, to the East of which the access to house is found. The house's setting is within a cluster of residential properties surrounding the convergence of Main Road, Bell Lane and the B2179. The area is made up of older, detached two storey properties distributed in a linear pattern along the main roads. Bell Lane was first built on from 1930s as part of the evolution of what is thought to be an old Roman Road from Bracklesham to Chichester Harbour, with more recent building in the form of medium scale residential developments at Chaffinch Close and Pipers Mead. Immediately to the north east of Strathmore is a collection of three new-build detached houses at 'The Straight', built in 2016 as a replacement to a single house. The design and materials of these neighbouring houses are of a traditional style with materials of hung clay tiles, black painted horizontal timber clapboard, red brick and clay roof tiles. To the North of the three houses at The Straight is an arable field. To the south and south east of Strathmore are two bungalows – one chalet style at a height of circa 6m (Garden Cottage) and one with a ridge height of circa 4.5 meters (Aurora).

Strathmore itself is a brick-built, two-storey pitched roof property built around the 1930s. The style of Strathmore and its position relative to Main Road is referenced as a design influence for the three dwellings in The Straight's 'Design and Access statement' as part of the properties' planning application. Once one accesses Strathmore off Main Road, the home has a gravel drive and garden mainly laid to lawn. The plot is level and has a mature shrub border on its boundary with Main Road and neighbouring Garden Cottage to the east. Distances to surrounding properties can be seen on the Location and Block Plan.

The application is within the Parish of Birdham Settlement Boundary. The application is not within a Conservation Area. The property lies outside of the Chichester Harbour Area of Outstanding Natural Beauty, being just south of the southern-most boundary of this area's footprint in Birdham – the A286. The applicant has checked the Government's Flood Risk Map; the site sits within flood zone 1 therefore posing very low risk to flooding. Please refer to the submitted location and block plan for more information.



Aerial view courtesy of Google, December 2020

Existing house description

Externally, the existing elevations are of brick, with white uPVC windows and doors and a natural slate roof. The existing footprint of the home is 69.6 m² providing two reception rooms, a kitchen and WC to the ground floor, with three bedrooms and a bathroom to the first floor. A brick built double garage is found to the rear of the house, with a footprint of 33m². Please refer to drawing 01 Existing General Arrangement for additional information.



West (front) elevation



East (rear) elevation

Proposed works

The proposal aims to update the existing house to bring it up to modern family home standards. This entails modernisation and energy performance improvements throughout the home. Certain aspects fall under Chichester District Council's 'Permitted Development' rights and certain aspects require Planning Permission.

- **Removal of existing ground floor brick and uPVC rear extensions and replacement with a single storey rear extension**

The single storey rear extension will match the width of the existing house and will not be visible from the public highway. The extension will be no closer to No. 1 The Straight than the main house and largely be obscured from view of neighbouring properties by way of being behind the existing tall, flat roofed garage. External materials of the rear extension will be painted render to the walls and uPVC framed double glazing. The new extension will provide a much smarter solution than the existing ground floor arrangement of two extensions. The rear extension's roof will be of pitched and covered with slate, to match the form and materials of the home's existing roof. Two number 'velux' windows will be site in the extension. These roof windows will be fitted with blinds (BPNP Policy 5 Light Pollution).

- **Removal of an existing flat-roofed conservatory style white uPVC framed, glazed porch to the front door with replacement front door and glazing**

The removal of the existing porch will contribute to the improvement of the house's appearance. Removing the uPVC porch at ground level front elevation will mean an overall decrease in glazing on the east elevation. It will also result in the original brick arched porch being revealed.

- **Blocking up the existing four window openings on the south elevation and one window on the north elevation**

The removal of windows is necessitated by internal reconfiguration.

- **Re-positioning and enlarging of an existing window at first floor of the East elevation**

This re-positioning of this window follows changes to the internal layout.

- **Removal of hedge along north boundary and replacement with close-boarded timber fence**

The privet hedge will be transplanted to the front boundary with Main Road to enhance the natural screening afforded by existing planting. The resulting width from the house to the north boundary will enable parking of one car and space for refuse

bins to be stored. A gate will then separate and secure this area from the rear garden area.

- **Conversion of existing double garage at the rear of the property to a home office including upgrading of elevation treatment**

Parking will be re-positioned at the front of the house on a new gravel driveway, thereby enabling the existing brick-built garage space to be used as a home-office. To enable this, the two up-and-over white garage doors will be removed and elevations in-filled with timber cladding and new windows. Patio doors will be fitted and the walls, floor and ceiling will receive insulation. Any external lighting will be by down-lights only, on PIR and motion sensors in accordance with the BPNP Policy 5 on Light Pollution.

- **Alterations to the elevation treatments; namely the addition of timber boarding, painted render and replacement of existing white uPVC glazing.**

The aesthetic enhancements proposed for the elevations are intended to smarten the road-facing elevation, contribute positively to the streetscape and also fit in with the semi-rural setting. The design has taken account of an inspiration from other properties in the surrounding area (see Appendix A) which have a mixture of brick, render and timber cladding. The existing uPVC double glazing will be replaced with windows similar in style. These will be similar in colour tone to the glazing frame colour of the properties at The Straight. The existing brick on the front elevation will receive a flat render which will be painted a light colour. The existing 'Tudor' style black and white timber boarding in the bay gable will be replaced with horizontal timber cladding. The tile-hanging to the first floor bay will be replaced with painted render. The front elevation will receive replacement soffits and guttering.

- **Two dormers to the front and rear elevations**

The current bathroom only accommodates a bath and a hand wash basin. One dormer will be built on the west (front) elevation to provide space for an improved family bathroom. Externally, the dormer will be set-back from the edge of the roof-line in accordance with CDC design guidance and will be clad horizontally in timber. The partial dormer on the east (rear) elevation will see the existing window size maintained, just brought up on the elevation, in-line with the re-positioned window in the adjacent bedroom. The front dormer will echo the design seen at No.3 The Straight and the rear will echo those seen on the Main Road elevation of No.s 1 & 2 The Straight. These works will result in a lot smarter and more balanced visual appearance to both elevations.

Design, form & scale

Internal changes are as follows

- On the ground floor, the front reception room will remain unchanged. The existing WC will remain in place, with the addition of a hand wash basin. The rear kitchen and second reception room will be combined into one single open-plan kitchen/reception space.
- On the first floor, the new west-facing dormer will house a new family bathroom. An en-suite bathroom will be added to the master bedroom. The garden-facing section of the layout will be reconfigured into two bedrooms. One bedroom will benefit from increased head-height thanks to the new partial dormer to the rear elevation.

Externally, the alterations to the property will be in keeping with its existing scale and form. The design of the proposals has also been strongly informed by the design and materials of houses in the local area.

Following CDC guidance, the footprint of the proposed extension is no wider than the existing house's footprint. This building line remains set more than 1m from the boundary, in compliance with PGN3, page 5. The amenity of neighbouring No. 1 The Straight will be unaffected.

The proposed roof shape of the rear extension was chosen for its simplicity and conformity to the guidelines from the CDC PGN3. The pitched form and the proposed use of slate material matches the form of the existing house. The first floor dormers are set back from the main elevation planes and relate in design to those seen at houses on The Straight.

The massing and materials used in the proposal aim to improve the visual appearance of the existing home when viewed in context with neighbouring properties and from other vantage points at this grouping of residential buildings.

Materials aim to be of high quality, architectural consideration and detailing and subdued in tone to fit into the semi-rural setting.

Landscaping

The existing gravel driveway will be extended; the existing lawn area adjacent to the gravel driveway will be replaced with free-draining gravel. The South and East boundaries are bounded with close-boarded timber fencing and varying degrees of hedge/trees; these boundaries are planned to remain as at present to ensure existing wildlife habitats remain.

Sustainability

Strathmore is urgently in need of modernisation due to water ingress and settlement of the bay window. The home's heating is currently run off an oil-fuelled heating tank. The EPC is rated 'E'. The proposals will address the urgent repair works but also take the opportunity to significantly improve the home's energy performance, making energy consumption and running costs as low as possible. The blocking-up of the large south elevation's windows with cavity brick and insulation to modern standards will improve the thermal performance of this elevation. The construction methods and insulation values of the ground floor extension and dormers will be of modern construction and insulation values. All new light fittings will be LED, any new sanitary ware fittings will be of 'low-flow' design. Replacement windows will be double glazed and fitted with trickle vents to provide background ventilation. Heating will be via a new gas-fired boiler, with underfloor heating used in the ground floor extension as it is extremely efficient and creates a comfortable internal environment. Externally, as much vegetation will be retained as possible to maintain wildlife habitats. Any external lights will be down-lighters to respect the area's 'dark skies' policy. Cladding to the external walls will use FSC timber, preferably from a local source to minimise transport. Regarding transport connectivity, the number 52 bus route runs along Main Road from Chichester to the Witterings, with the bus stop less than a minute's walk from the house on Main Road. There is also good pedestrian connectivity via pavements and public footpaths in the local area. Regarding sustainable working, the conversion of the garage into a home office will enable working from home thus reducing commuter journeys. The house will be fitted with hard-wired internet points to accommodate home-working.

Access Considerations

The existing vehicular and pedestrian access to the plot will remain un-altered.

Planning Guidelines

The proposals of this application have been informed by the National Planning Policy Framework 2019, the Chichester Local Plan 2014-2029, Chichester District Council policy in particular PGN3, the Birdham Parish Neighbourhood Plan, the Itchenor Village Design Statement and the Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document.

Within the Chichester Local Plan 2014-2029, the policies relevant to the application are:

Policy 1 - Presumption in Favour of Sustainable Development See Sustainability section above

Policy 2 - Development Strategy and Settlement Hierarchy The site is located in Birdham, classed by the Local Plan as a Service Village. The proposal seeks to bring an existing house up to modern standards. Improvement of an existing dwelling is the most sustainable means of improving local housing.

Policy 33 - New Residential Development The proposal aims to create a high quality, comfortable living environment, both in the house itself and through the local experience of it through appropriateness of form, massing and materials to the rural context. Demonstration of individual aspects of design are noted above. It is believed that the proposals comply with the policy requirement.

Policy 43 Chichester Harbour Area of Outstanding Natural Beauty (AONB) Strathmore sits outside of but can be viewed from the area of the AONB. The design of the alterations proposed for Strathmore acknowledge and are in the spirit of compliance with the aims of the AONBs development guidelines.

Policy 48 - Natural Environment The proposal seeks to minimise additional light spillage and through its form and materials is proposed as having as visually low-impact on the landscape character as possible.

Within the Birdham Parish Neighbourhood Plan, the policies relevant to the proposals are:

Housing Development (Policies 12-15) - Accommodate sustainable housing development in accordance with the Chichester Local Plan and ensure that the development of sites is appropriate for this rural location.

Housing Density & Design (Policy 16) - Ensure that the design, style and density of new housing are in keeping with the character of the Parish and the rural environment and that it is sustainable, free from flood risk with adequate parking provision and appropriate landscaping.

Surface Water (Policy 17) - Identify issues to reduce the risk of surface water flooding in Birdham and immediate surrounding areas and take measures to ensure proper controls are applied to any development to eliminate flood risk

The proposals have been prepared bearing these policies in mind and the proposals are thought to be in full compliance with them. The commentary provided earlier in the statement regarding the proposed works and their design, form and scale, addresses the detail of the above relevant policies of the Neighbourhood Plan summarised above.

Regarding **Surface Water (Policy 17)**, the roof area of the extension results in minimal net gain in roof area when taking into account the removal of the front and rear brick and UPVC porches. The proposed dispersal will however follow the 'Sustainable Drainage Systems' (SuDS) approach. Rain water run-off from the extension's roof is proposed to be discharged into a soakaway in the rear garden. The soakaway size will be calculated in relation to the

roof area. The front drive area will be covered in permeable land gravel, discharging water into the ground below.

Itchenor Village Design Statement

Strathmore lies roughly 1 km outside of the area included within the statement. The document is acknowledged in terms of considering the proposals within their wider setting.

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, Adopted by Chichester District Council on 16 May 2017

The property lies outside of the Chichester Harbour Area of Outstanding Natural Beauty but the SPD has been reviewed as part of this application. The aims and vision are in harmony with the other planning design guidance followed and implemented in these proposals.

Evaluation

The proposal is for alterations to the existing property including permitted development works and works requiring planning permission.

The proposal is believed to be of high quality and in-keeping with the original house and the surrounding character of Birdham.

The works will see this home, which is currently in a state of poor repair, regenerated and assured of usage long into the future and at a high standard of living and sustainability.

Bibliography

Adopted Chichester Local Plan: Key Policies 2014-2029

Birdham Parish Neighbourhood Plan (2014-2029) (<https://birdham.org.uk/wp-content/uploads/sites/9/2016/10/Birdham-Parish-Neighbourhood-Plan-Made-Version.pdf>)

CHICHESTER DISTRICT COUNCIL Development Management Service
Planning Guidance Note 3. Design Guidelines for Alterations to Dwellings & Extensions
(Revised September 2009)

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document (Adopted by Chichester District Council on 16 May 2017)

ITCHENOR VILLAGE DESIGN STATEMENT 2nd Edition

National Planning Policy Framework. February 2019, Ministry of Housing, Communities and Local Government

Permitted development rights for householders, Technical Guidance. September 2019. Ministry of Housing, Communities and Local Government

Appendix A – Home Design in the immediate surrounding area



Appendix B – Flood Risk Map



Flood map for planning

Your reference
Strathmore

Location (easting/northing)
481927/99475

Created
17 Mar 2021 16:22

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

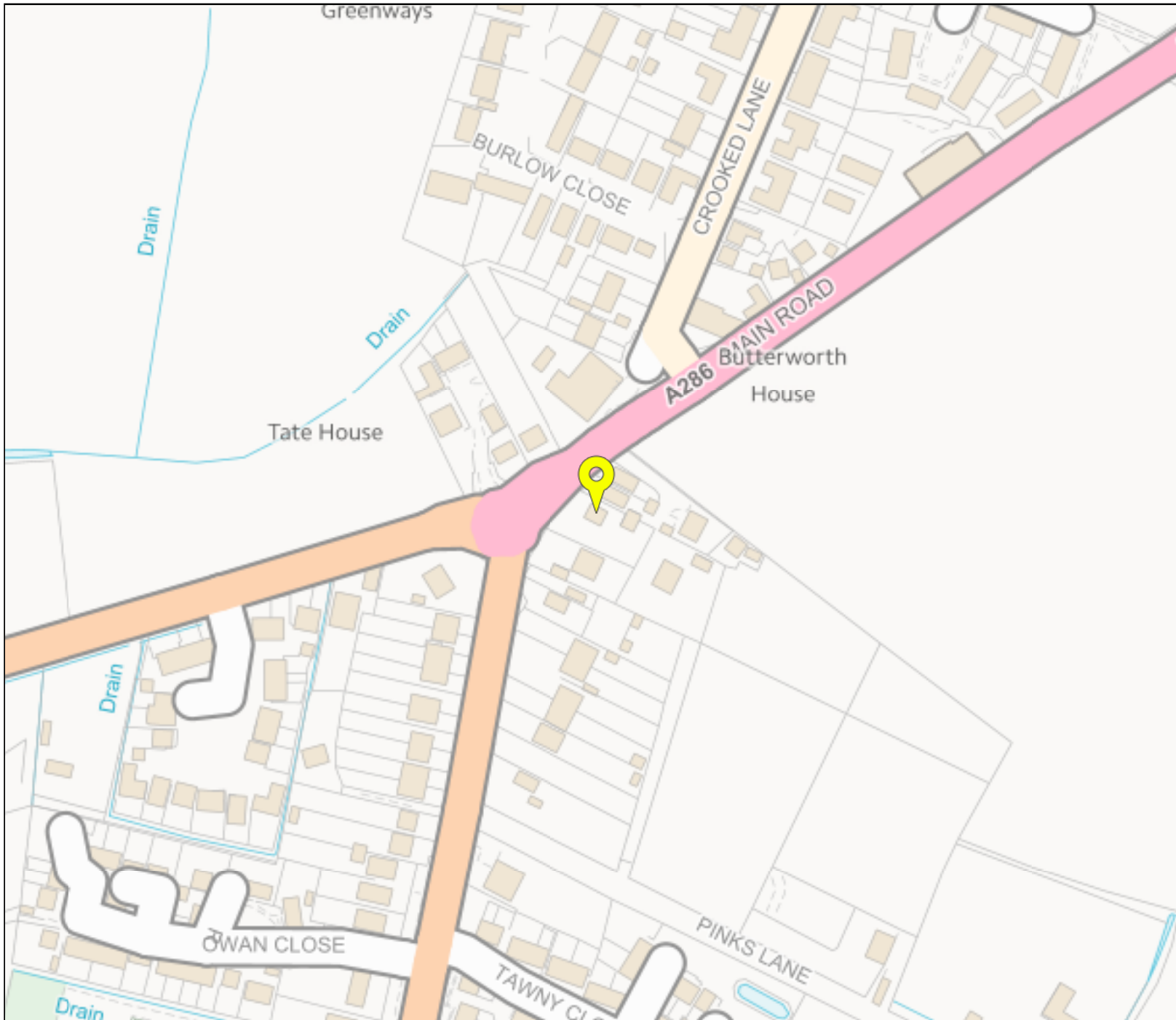
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Strathmore

Location (easting/northing)









481927/99475

Scale

1:2500

Created

17 Mar 2021 16:22

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

