

Design and Access Statement

For Application: Proposed change of use of outbuilding to holiday let, Pellbrook House, The Drove, Hamsey, Lewes, BN8 5TA.

Design

Amount

Pellbrook House is located from a driveway, close to the Hamsey railway crossing. This is a large detached house set on high ground way form the road. At the bottom of the site within the garden area is a storage building. The site was originally used as a fruit farm and this building was sued for sorting and storage of fruit. It has not been used for this purpose for many years. My client uses it for general storage, including garden machinery. It may have been used for car parking at one time. This is an attractive single story building in sound structural condition. It will convert to a small holiday let without any major alterations.

Layout

The holiday let will kitchen/dining room, a separate bedroom and shower/wc, together with an entrance boot and utility room.

Scale

This is a single storey building with a pitched roof.

Appearance

The appearance of the building will not change apart form some minor alterations for window openings.

Landscaping

The site has well established landscaping around its boundaries and especially along the road frontage. It is not considered further landscaping is required.

Access Component

There is good access from The Drove that currently serves the property.

Eco Systems Statement

Please see document attached.

Biodiversity Statement

This is not required for this application.

Lighting Assessment

Policy SD8 relates to Dark Night Skies. Existing windows will mainly be used for this conversion. The additional glazing where the current garage doors exist will be retained to be closed during the evening. Some roof lights are proposed but in accordance with the advice contained at paragraph 5.59 in the Local Plan these will have screening to reduce the impact of reflectivity.

Heritage Statement

A Heritage Statement is not required for this application.

Landscape Appraisal

A separate landscaping assessment is not required for this change of use. The application site is well screened by existing landscaping which makes the site invisible from any public views.

Sustainability Statement

The floor area for this development is only 54sq.mts, therefore a sustainability statement is not required.

Flood Risk Assessment

The site is not in a flood risk area.

Land Contamination Assessment

The building has a concrete floor which was in place when the building was erected. Therefore, there are no contamination issues.

Noise Assessment

This site is in an isolated located away from other properties. The nearest dwelling is the clients property. The site is also well screened. There will be no noise issues arising from this proposal.

Planning Statement

Policy SD23 relates to sustainable tourism. It is considered this building is ideally situated to provide accommodation for visitors to the surrounding area. It is close to the historical town of Lewes. Cooksbridge Station is only a short distance away to provide good links to wider afield. It is considered this conversion fully complies with the relevant criteria set out n Policy SD23. Policy SD41 is also applicable in this instance. Originally erected as a fruit storage and distribution unit it is considered that the conversion would comply with the requirements set out in Policy SD41.

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