Design, Access & Energy Statement:

Rear First Floor Extension, Internal Alterations

Longlythe Cottage, Stairs Hill, Empshott, GU33 6HW

26 January 2022

1. Background and Context

Longlythe is a single detached dwelling in Empshott. The site lies within the South Downs National Park. The building sits adjacent to the north western border of a generously proportioned site. The applicants wish to extend their rear first floor bedroom by extending the existing gable end out to the rear by 1.2 metres. This will provide them with suitably sized master bedroom to the rear of property and away from the busy B3006 Road which borders the front of the site. They would also remove part of the internal chimney breast to open up this room whilst keeping the chimney externally.

The dwelling sits on a steeply sloping site adjacent to the northern side of the busy B3006 (Stairs Hill) road. Neighbouring cottages are found nearby towards the north west, and over the road to the south. The site is accessed at a sharp right turn off of Stairs Hill as the road starts to rise when approached from the south, which leads directly onto the driveway and accompanying carport. The house is located alongside the north western site boundary from which point the landscape falls away relatively quickly to the south east. Ample views are enjoyed over the surrounding countryside, including a large pond towards the north.

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Generous amounts of vegetation surround the site including a very large hedge running along the road-edge that conceals the property from view.

2. Local Planning Considerations

The extension would be positioned to the rear of the dwelling and therefore not visible from the public highway. It would be constructed with matching materials, being render with a plain tiled roof to match the existing. The proposal is for the extension to the gable end to extend approximately 1.2m. The area proposed for the extension would be on top of the existing flat roof and the addition would total 5m2.

The addition of a pitched roof would allow replacement roof which is in keeping with the style of the property.

Policy SD31 – Small/Medium Dwellings

Policy SD31 seeks to protect small and medium sized dwellings.

The existing property was extended to the rear with a single storey rear extension of approximately 44m2 in 2012. Prior to this the property was approximately 110m2. The property had 3 bedrooms at first floor along with a bathroom and ensuite.

In 2002 the ground floor consisted of two main reception rooms, a kitchen and dining room. In accordance with SD31 the additional reception room would be counted as a bedroom meaning that the property was in 2002 classed as a 4 bedroom property. For this reason the policy SD31 and 30% limit on extensions would not apply to this householder application.

7.38 of the SDLP states that any room in a proposed dwelling that is not a main reception room, kitchen, bathroom or WC, and has dimensions that allow for a single bed, will be counted as a bedroom. This will include studies and additional reception rooms.

4. Landscaping

The proposals are to the first floor of the property and would have no effect on the landscaping. There are no known protected trees on the site.

4.1 Ecosystem Services Statement

There is no anticipated impact on local ecology or ecosystems. An ecosystems services statement is attached to this application as a separate document. The proposed surface water run off would divert to the existing soakaway in the rear garden.

4.2 Dark Skies

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No new rooflights or large floor to ceiling windows are proposed in this application.

4.3 Trees

No major trees or hedgerows will be disturbed or removed.

4.4 Soil Management Plan

No Soils will need to be excavated to carry out these proposals.

5. Materials and Appearance

Materials are to match and tie in with the existing. White render returning round to join the existing side walls. Clay roof tiles and painted timber windows. The single storey side extension would be clearly subservient to the host dwelling and represents a modest extension to the existing. All changes are designed to be in keeping with the style of the existing property.

The addition of a pitched roof above the existing bathrooms would add a more traditional appearance to this section of the property.

6. Layout

The single storey extension will create a more usable space within the bedroom. Removal of the chimney breast at first floor level, whilst supporting the stack above will aid this.

7. Energy Efficiency Statement

All U values are to exceed current building regulations standards.

7.1 Sound

Normal sound levels are expected during the contract period as only standard practices are to be employed.

7.2 Lighting

No changes proposed. Only domestic style downlighting is to be provided to the rear.

8. Conclusion

The proposals will provide enhance the property whilst conserving its character and traditional feel. This will provide a useful extension to make the 3rd bedroom more practical

and usable. This existing room is currently quite small for a property of this size. The proposals will allow the applicant to move the master bedroom to the rear of the property, away from road noise and to take advantage of the views of countryside to the rear of the plot.

The proposed extension is sympathetic with the scale and design of the existing property. The additional pitched roof to replace the section of flat roof would help to restore the character of the property which had been affected by the first floor flat roof addition. The proposals would have no impact on the amenity of the adjacent property and would not be visible from the public highway. There would be no impact on parking. We believe this application is sensible and moderate in size. It would add to the property in a sensitive manner and therefore should be granted permission.