



***Design and Access Statement for the erection of***

***A timber orangery***

***at***

***West Wadlington***

***Surrey Road***

***Lickfold***

***Petworth***

***West Sussex***

***GU28 9DT***

***On behalf of***

***Mr Fryer***

This Design and Access statement has been prepared as part of a Planning Application to construct a timber orangery at West Wadlington, Surrey Road, Lickfold.

### **The Site and Surroundings**

West Wadlington is a three storey semi detached property, brick construction set beneath a tiled roof.

The host dwelling is located on the southern side of the lane 140 metres west of Surrey Street and is set within .28 of a hectare of private domestic curtilage.

The boundaries to the property comprise mature trees and woodland.

There are residential properties to the north and east with woodland to all other aspects. The amenities of the neighbouring properties will not be impacted upon.

The property is not listed and not within the boundaries of a Conservation Area but does fall within the boundaries of the South Downs National Park.

### **Planning History**

Erection of timber garden office.

West Wadlington Surrey Road Lickfold Lurgashall GU28 9DT

Ref. No: SDNP/19/01312/HOUS | Received: Tue 19 Mar 2019 | Validated: Fri 29 Mar 2019 | Status: Application Determined - Approved

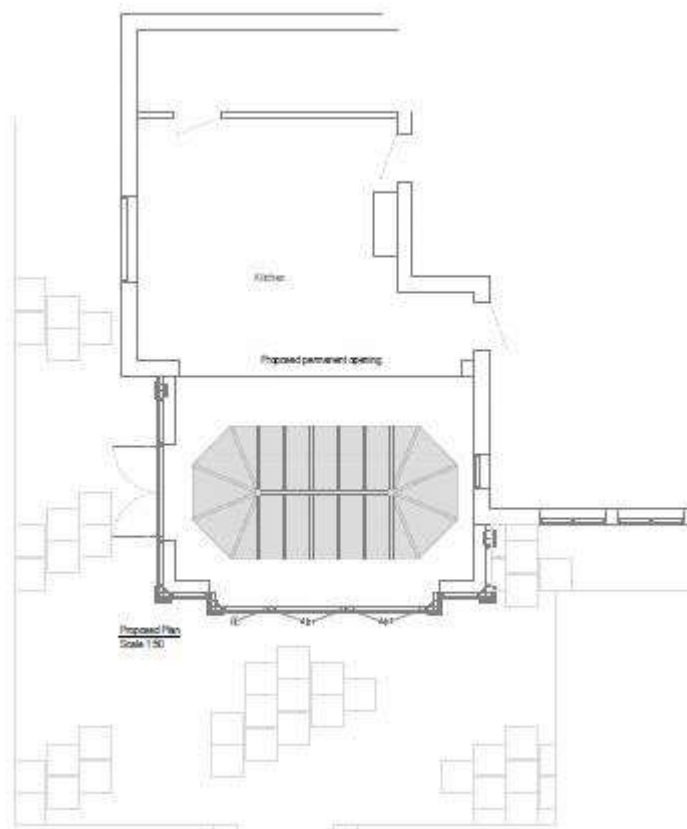
## The Proposal



The above is a view of the rear of West Wadlington and the location of the proposed orangery.

The orangery will be located over the two windows and door shown on the first image. The windows and door will be removed along with brickwork to the sides and below to form a permanent opening.

The works are demonstrated below.





The above is a 3D image (for illustrative purposes only) of the proposed orangery in-situ.

The proposed extension will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

### **Materials**

#### **Existing**

Walls -Brick

Roof – Tile

Doors/Windows – Timber

## Proposed

Wall/Base - Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a zinc lantern roof.

Doors and Windows – Timber - Grey

## Compatibility:

The proposed design has been chosen to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials, brick and timber are appropriate for this style of development.

## Landscaping

The existing patio immediately in front of the house is being replaced by the orangery. As part of the development we are re-instating the patio to the same dimensions which is exactly 4m to the south of the Orangery.

## Access

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

## Impact on neighbouring properties

The proposed orangery is located on the southern, rear elevation of the property and will have no impact on the amenities currently enjoyed by the neighbouring properties due to the mature landscaping along the boundaries.

## Dark Skies

The applicant is aware of the importance of the dark skies within the South Downs National Park.

To mitigate any overspill of light the applicant proposes to install a zinc lantern roof.

## **Policy Considerations**

### **National Planning Policy Context**

*The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system. The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.*

#### **12. Achieving well-designed places**

*124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

*126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*

*127. Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.*

*Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

*129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

*130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

*131. In determining applications, great weight should be given to outstanding or*

*innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

*132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

## Chichester Local Plan

### Policy 1

#### Presumption in Favour of 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 proactively 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 policies in neighbourhood plans) will be approved, 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:*

- 1. 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*
- 2. Specific policies in that Framework indicate that development should be restricted.*

### Policy 33

#### New Residential Development

*Planning permission will be granted for new residential development and replacement dwellings, where it can be demonstrated that all the following criteria have been met:*

- 1. Proposals meet the highest standards of design;*
- 2. Adequate infrastructure and provision for its future maintenance is provided;*
- 3. Proposals provide for high quality linkage direct from the development to the broadband network;*



4. *The proposal provides a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape;*
5. *The scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings;*
6. *The proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design; and*
7. *The proposal has taken into account the need to promote public safety and deter crime and disorder through careful layout, design and the use of Secured by Design principles and standards*

## **Policy 47**

### **Heritage and Design**

*The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of conservation area character appraisals and management plans and other strategies, and new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:*

1. *The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:*
  - *Monuments, sites and areas of archaeological potential or importance;*
  - *Listed buildings including buildings or structures forming part of the curtilage of the listed building;*
  - *Buildings of local importance, including locally listed and positive buildings;*
  - *Historic buildings or structures/features of local distinctiveness and character;*
  - *Conservation Areas; and*
  - *Historic Parks or Gardens, both registered or of local importance and historic landscapes.*
2. *Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;*
3. *Development respects existing designed or natural landscapes; and*
4. *The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and*

around Chichester and Pagham Harbours, towards the city, the Cathedral, local landmarks and the South Downs National Park, is not undermined.

#### **Policy 47 Supporting Guidance**

*Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance:*

- a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate;*
- b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;*
- c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;*
- d. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;*
- e. Development involving substantial harm to or loss of designated heritage assets will only be granted in exceptional circumstances (wholly exceptional circumstances for designated assets of the highest significance);*
- f. Proposals for development involving ground disturbance in areas of known archaeological potential will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;*
- g. Proposals affecting a non-designated heritage asset (including where identified through the planning process) should not harm its special interest and development involving substantial harm will be resisted unless significant public benefit has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF; and*
- h. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.*

#### **South Downs Local Plan**

##### **SD4: Landscape Character**

- 1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:*
  - a) They are informed by landscape character, reflecting the context and type*

*of landscape in which the development is located;*

*b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;*

*c) They will safeguard the experiential and amenity qualities of the landscape; and*

*d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.*

*2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.*

*3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.*

*4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.*

*5. The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.*

#### SD5: Design

*1. Development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:*

- a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;*
- b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;*
- c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;*
- d) Create high-quality, clearly defined public and private spaces within the public realm;*
- e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;*
- f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;*
- g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;*
- h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;*
- i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;*
- j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and*
- k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.*

### SD6: Safeguarding Views

1. *Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.*

2. *Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:*

a) *Landmark views to and from viewpoints and tourism and recreational destinations;*

b) *Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;*

c) *Views from public rights of way, open access land and other publically accessible areas; and*

d) *Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.*

3. *Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.*

### SD8: Dark Night Skies

1. *Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.*

2. *Development proposals must demonstrate that all opportunities to reduce light*

*pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:*

*a) The installation of lighting is avoided; and*

*b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:*

*i. Any adverse impacts are avoided; or*

*ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'*

*3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.*

#### SD9: Biodiversity and Geodiversity

*1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:*

*a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;*

*b) Identify and incorporate opportunities for net gains in biodiversity;*

*c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;*

*d) Protect and support recovery of rare, notable and priority species;*

*e) Seek to eradicate or control any invasive non-native species present on*

site;

- f) Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and*
- g) Comply with the mitigation hierarchy as set out in national policy.*

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed orangery will:-

- be aesthetically pleasing;
- cause minimal harm;
- create addition internal living space that allows views over the gardens

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed orangery will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the natural timber, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of West Wadlington without detracting away from the beauty and character or conflicting visually or technically to the existing property.



## **Conclusion**

As the owner of this property Mr Fryer is keen to make certain changes to enhance their enjoyment of this area. The applicant also wants to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mr Fryer is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.