

Mr Harwood & Ms Wyld  
High Clere  
Easebourne Lane  
Easebourne  
West Sussex  
GU29 9AY

7<sup>th</sup> February 2024

Dear Mr Harwood & Ms Wyld

### Architectural Design & Planning Services

Please see your Design and Access for your planning application below.

#### DESIGN & ACCESS STATEMENT



AT

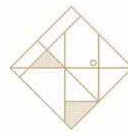
High Clere  
Easebourne Lane  
Easebourne  
West Sussex  
GU29 9AY

Date	7 <sup>th</sup> February 2024
Report Prepared by:	JS
Version:	V1 for Comment



DATE	7 <sup>th</sup> February 2024
CLIENT / PROJECT	56 / [HARW 000/W YLD]
SITE ADDRESS	High Clere, Easebourne Lane, Easebourne, West Sussex, GU29 9AY
PROPOSED DEVELOPMENT DETAILS	Proposed two-storey rear intill extension with doors & windows to match existing. Internal Alterations. Total Additional Floor Area less than 30% of the original area of the existing two storey house.
REPORT PURPOSE	Statement to accompany the householder planning application submitted to SDWP.

<b>Site &amp; Context</b>	<p>The proposal relates to High Clere, Easebourne which is a detached property within the South Downs National Park, site on article 2(3) land. The property is not listed or within the Easebourne or Midhurst Conservation Areas.</p> <p>The Application Site consists of a detached dwelling located within the Easebourne Settlement Boundary. The dwelling is two storeys. The principal side and rear elevations are all constructed in facing brickwork. The windows are a Georgian style double glazed UPVC and the roof is dual pitched and finished in clay roof tile.</p>  
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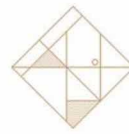


Highclere lies on a small private residential road that lies between Easebourne Lane (A272) and Dodsle Lane (A286). The private road serves two neighbouring and similarly styled properties; Wollaton and Holly Cottage.

The property, which was constructed sometime between 1976-1982, is located to the north east of Midhurst town centre and comprises a 3-bedroomed detached property.

There is a driveway with off street parking to the front, and a garden to the rear that comprises lawn areas together with hard and soft landscaped areas.

There is a single storey garage that adjoins the property to the front and side of the property.



[Front Elevation]

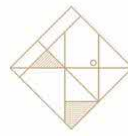


[Rear Garden]



[Rear Elevation]





The property is bordered by Easebourne Lane to the east.

Holly Cottage is the neighbouring property on the cul-de-sac and is situated at equal distance from the shared boundary as High Clere.

To the south the property is bordered by 111-112 Easebourne Lane which partially abuts the share boundary.



- Settlement Boundary SD25
- Housing Allocation
- Strategic Allocation
- Local Employment Site SD35
- Safeguarded Principal Employment Site SD35
- Local Green Space Designation SD47
- Safeguarded Non-motorised Travel Route SD20
- Town or Village Centre SD36/SD37
- Primary Shopping Frontage SD37
- Secondary Shopping Frontage SD37
- Conservation Area SD15
- Registered Park and Garden SD12
- Scheduled Monument SD12
- International Nature Conservation Designation SD9 (where present)
- National Nature Conservation Designation SD9 (where present)
- Local Nature Conservation Designation SD9 (where present)

Sources: Historic England; Natural England; Sussex Biodiversity Records Centre

[Conservation Area — Depicted Brown]

High Clere lies within the Midhurst and Easebourne Settlement Area and the South Downs National Park.

The property lies outside of the Midhurst and Easebourne Conservation Area that lies to the southern boundary of the property (shown brown).

High Clere benefits from a modest plot, most of which is to the South-West and South-East of the property, constituting both a rear and side amenity area.

The property has a level garden to the rear which adjoins (but does not lay within) the Conservation Area boundary.

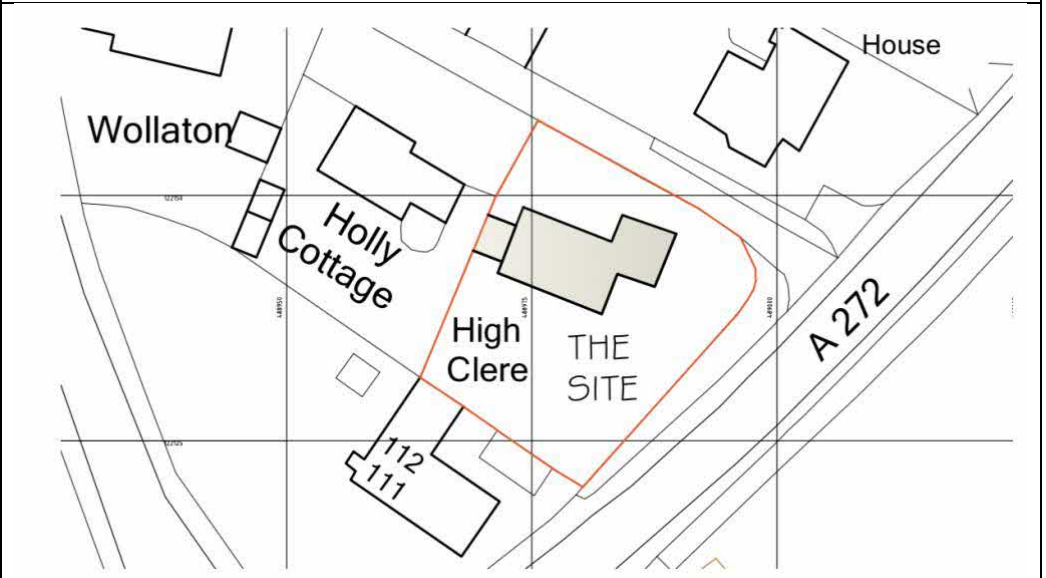
The property is classified as Medium probability of flooding from rivers. (Flood Zone 2).



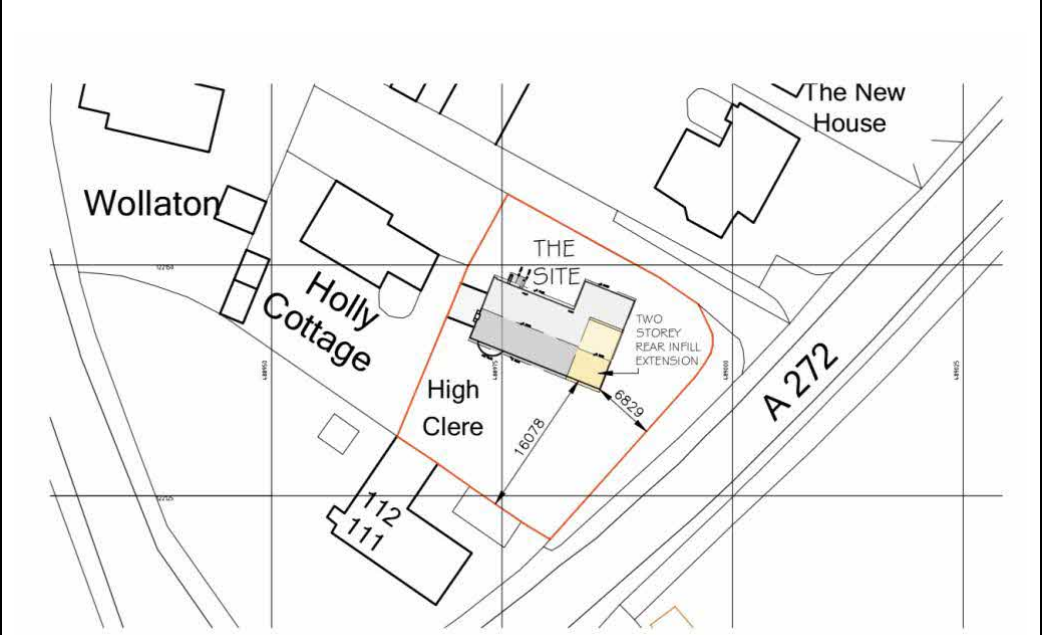
In its existing condition, the property consists of flexible and versatile accommodation across the two floors. Current habitable accommodation includes three Bedrooms and two Bathroom to the First Floor, two Reception Rooms and Kitchen / Utility on the Ground Floor and integral double Garage.

There is no relevant planning history for the site available, however it is understood that the property was built circa 1976-1982.

Site Plans



[EXISTING BLOCK PLAN]



[PROPOSED BLOCK PLAN]



**Site Photos**



**FRONT & SIDE ELEVATION (NORTH-EAST) — VIEWED FROM DRIVEWAY**

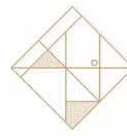


**SIDE ELEVATION (SOUTH-EAST) — VIEWED FROM GARDEN**



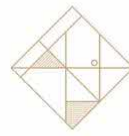
**REAR ELEVATION (SOUTH-WEST) VIEWED FROM REAR GARDEN**





<p><b>Local Planning Authority</b></p>	<p>South Downs National Park Authority</p>
<p><b>Flood Risk</b></p>	<div data-bbox="678 401 1315 949" data-label="Figure"> </div> <p>The site lies within <b>Flood Zone 2</b> where there is a Medium probability of flooding.</p>
<p><b>Site Constraints</b></p>	<p>South Downs National Park Flood Zone 2</p>
<p><b>Relevant Planning History</b></p>	<p>The South Downs National Park website does not have any planning applications for this property shown online.</p>
<p><b>Relevant LP Policies &amp; Guidelines</b></p>	<p>The current development plan position for this area comprises the following:</p> <ul style="list-style-type: none"> <li>National Planning Policy Framework (2021)</li> <li>South Downs National Park Local Plan (2014-2023)</li> <li>Core Policy SD1: Sustainable Development</li> <li>Core Policy SD2: Ecosystems Services</li> <li>Strategic Policy SD4 - Landscape Character</li> <li>Strategic Policy SD5: Design</li> <li>Strategic Policy SD6: Safeguarding Views</li> <li>Strategic Policy SD7 - Relative Tranquillity</li> <li>Strategic Policy SD8: Dark Night Skies</li> <li>Strategic Policy SD9 - Biodiversity and Geodiversity</li> <li>Strategic Policy SD10 - International Sites</li> <li>Strategic Policy SD12 - Historic Environment</li> </ul>





	<p>Development Management Policy SD15: Conservation Areas          Development Management Policy SD25: Development Strategy          Development Management Policy SD31: Extensions to existing dwellings and Provision of Annexes and Outbuildings</p> <p>In addition, the SDNP have produced an Extensions and Replacement Dwellings Technical Advice Note (TAN) dated July 2021.</p> <p><u>Partnership Management Plan</u></p> <p>The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:</p> <p style="text-align: center;">Partnership Management Plan Policy 1          Partnership Management Plan Policy 3          Partnership Management Plan Policy 9          Partnership Management Plan Policy 50</p>
<p><b>Description of Proposals</b></p>	<p>The Applicants seek permission to make alterations to High Ciere that includes the erection of an infill two-storey side extension with gable end and a dual pitched roof. The addition will be subservient to the host dwelling.</p> <p>New or replacement windows and doors are to complement the existing and modest internal alterations are proposed to improve the general arrangement.</p> <p>This Application proposes a summary of the following:</p> <p style="text-align: center;">Two Storey Infill Side/Rear Extension          Internal Modifications</p> <p>The extensions and alterations lie outside of the Conservation Area, but regard has been given to the relationship of the application site to the Conservation Area in the formulation of the design.</p>

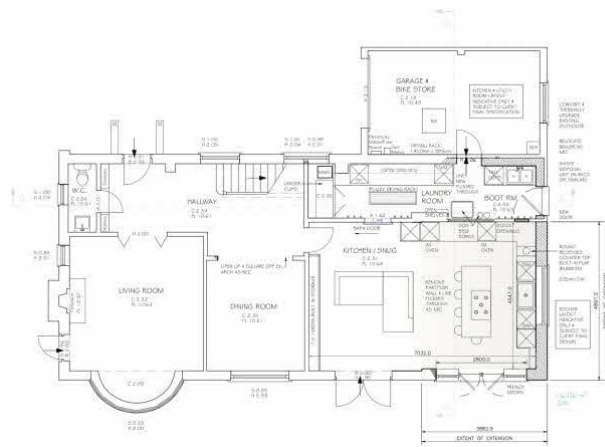


The proposal seeks to rearrange the current living accommodation to provide a new open plan Kitchen/Dining area, Utility and Boot Room within the Ground Floor and provide an additional Bedroom and Bathroom within the First Floor.

The drawing extracts below demonstrate the proposed extension and elements to be removed to facilitate the development.

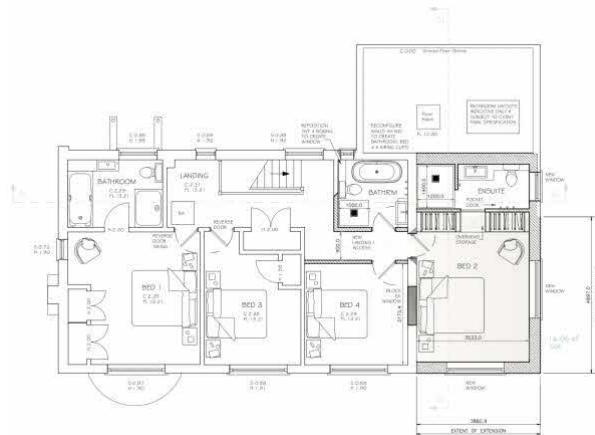
### GROUND FLOOR

The Ground Floor proposal seeks to rearrange the current accommodation to provide additional space for a Kitchen/Dining, Utility and Boot Room.



### FIRST FLOOR

Minimal internal alterations are proposed at first floor level, primarily the addition of Bedroom 4 with en-suite bathroom.





When viewed from the front, High Ciere presents as a two-storey dwelling and the proposed extension cannot be seen from the front driveway.

When viewed from Easebourne Lane to the east, the extension appears subservient in height to the main dwelling and will infill a disused corner of the property, sitting to the side elevation of the host dwelling, adjoining the rear of the existing garage.

The proposed new window and door openings to the Side (East) Elevation are no more impactful than that of the existing arrangement.

This is important to note when regarding the impact on the adjoining Conservation Area and how the proposal is well related to the existing built form with minimal impact, especially when viewed from the street.

The proposed front elevation demonstrates subservience to the host dwelling



PROPOSED FRONT ELEVATION — (NORTH-EAST ELEVATION)



The side extension will remain subservient to the host dwelling and extend **16.1 m** towards the rear (south-west) Boundary and maintains a significant distance of between **6.0m-9.0m** between the side (eastern) boundary and proposed extension.



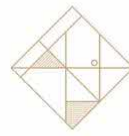
PROPOSED SIDE ELEVATION — (SOUTH-EAST)


When viewed from the rear of the property, the proposal will appear as a two-storey side extension remaining subservient to the host dwelling. The extensions will not encroach on privacy or light to any neighbouring properties.



PROPOSED REAR ELEVATION — (SOUTH-WEST)

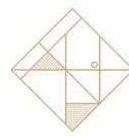




	<p>The North-west elevation being close to the boundary with Holly Cottage, remains unchanged for the proposal.</p>  <p style="text-align: center;">DRAWN: 0.001</p> <p style="text-align: center;">PROPOSED SIDE ELEVATION — (NORTH-WEST)</p>
<p><b>Policy &amp; Planning Considerations</b></p>	<p>The Development Plan framework comprises both national and local planning policies.</p> <p><b>PLANNING POLICY CONTEXT</b></p> <p>The main planning considerations are going to be:</p> <ul style="list-style-type: none"> <li>Principle of development (impact on the South Downs National Park considerations);</li> <li>Impact on visual amenity and the character and appearance of the area;</li> <li>Impact on neighbouring residential amenity;</li> <li>Impact on traffic/car parking; and</li> <li>Impact upon trees and ecology</li> </ul> <p>The approved Development Plan for this site comprises the following:</p> <ul style="list-style-type: none"> <li>National Planning Policy Framework 2021 (NPPF)</li> <li>National Planning Policy Guidance (NPPG)</li> <li>South Downs Local Plan 2014-2033 (SDLP) (Adopted 2019)</li> </ul> <p>Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the South Downs Local Plan 2014-2033 and any relevant minerals and waste plans.</p>



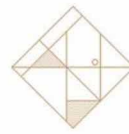
	<p>The development plan policies and other material considerations considered relevant to this application are set out below.</p> <p>The National Planning Policy Framework (NPPF) was updated in 2021.</p> <p><b>Paragraph 11</b> states that “Plans and decisions should apply a presumption in favour of sustainable development”.</p> <p><b>Section 8</b> deals with promoting healthy and safe communities. In particular, it states that planning policies should aim to achieve healthy, inclusive and safe places.</p> <p><b>Section 12</b> details the requirement for good design which is noted as a key aspect of sustainable development, being indivisible from good planning. It states that new development should add to the overall quality of an area, establishing a strong sense of place, optimise the potential of the site, respond to local character and history, create a safe and accessible environment and be visually attractive.</p> <p><u>National Park Purposes</u></p> <p>The proposal sites lies within the South Downs National Park (SDNP). The two statutory purposes of the SDNP designation are:</p> <ul style="list-style-type: none"><li>○ To conserve and enhance the natural beauty, wildlife and cultural heritage,</li><li>○ To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.</li></ul> <p>If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.</p> <p>In applying this statutory duty, Policy SD1 states that planning permission will be refused w/ development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the national park, unless exceptional circumstances exist.</p>
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	<p>with regard to the extension of properties this is sought to be controlled by way of policy SD31 which states that:</p> <ol style="list-style-type: none"><li>1. Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:<ol style="list-style-type: none"><li>a) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances;</li><li>b) The proposal respects the established character of the local area; and</li><li>c) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/ or privacy</li></ol></li><li>2. Proposals for annexes should demonstrate the functional and physical dependency on the host dwelling</li><li>3. Proposals for outbuilding should demonstrate that they are required for purposes incidental to the use of the host dwelling.</li><li>4. Where permission is granted future extensions may be controlled by the removal of permitted development rights.</li></ol> <p>For the purposes of interpretation, the term 'existing dwelling' for the purposes of the policy is as it existed on 18 December 2002 (when the SDNP was formally made) or as built. For High Clere, it is therefore 2002.</p> <p><b>PLANNING POLICY</b></p> <p>The South Downs National Park Core Policy SD1 on Sustainable Development states that the Authority will take a positive approach that reflects the presumption in favour of sustainable development. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally the benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and there is substantial compliance with other relevant policies in the development plan.</p> <p>Strategic policy SD5 states that development proposals should adopt a landscaped 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.</p> <p>Strategic Policy SD6 details that development proposals will only be permitted where they preserve 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.</p> <p>Strategic Policy SD8 details that 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.</p>
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	<p>Development Management Policy SD15 relates to Conservation Areas and details that proposals within a conservation area will only be permitted where they preserve or enhance the special architectural historic interest, character or appearance of the conservation area.</p> <p>Development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that the current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and the replacement would make an equal or greater contribution to the character and appearance of the conservation area.</p> <p>Strategic Policy SD25 details that the principle of development is supported in identified settlements providing that the development is of a scale and nature appropriate to the character and function of the settlement in its landscape context; makes best use of suitable and available previously development land and makes efficient and appropriate use of land.</p> <p>Development Management Policy SD31 relates to extensions to existing dwellings and the provision of annexes and outbuildings. These will be permitted where the proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances.</p> <p>Proposals for annexes should demonstrate the functional and physical dependency on the host dwelling, and outbuildings should demonstrate that they are required for purposes incidental to the use of the host dwelling. This policy is further expanded in the TAN.</p> <p><b><u>Principle of Development</u></b></p> <p><b>Policy SD31</b> of the SDNP Local Plan allows for extensions to existing dwellings where the proposal does not increase the floorspace of the existing dwelling by more than approximately 30%; where the proposal respects the established character of the local area; and where the proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.</p> <p>The proposed extension would result in a <b>20.5 %</b> increase in floorspace which is within the scope of Policy SD31.</p> <p>The proposed extension is two storey and contained within an unused corner of the plot between the rear of the garage and side of the dwelling.</p> <p>There will only be a relatively minor increase in the built footprint. The design is sufficiently subservient compared to the host dwelling so as not to compete for dominance and reads as subservient to the main dwelling.</p>
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	<p><u>Proposed Increase &amp; Extensions:</u></p> <p>(a) Two Storey side/rear-in-fill extension (GFA 20.00 sqm)</p> <p><b>EXISTING ST</b></p> <p>Ground Floor</p> <p>First Floor</p> <p>Garage</p> <p>TOTAL</p> <p><b>PROPOSED S</b></p> <p>Ground Floor</p> <p>First Floor</p> <p><b>TOTAL</b></p> <p>The starting floor</p> <p>As Policy SD31 states that approximately 30% extension would be acceptable, and the supporting guidance indicates that up to 35% would be considered to constitute approximately, therefore, the total floor space that could be achieved would be between [REDACTED] and anything more than this would require exceptional circumstances justification.</p> <p><b>TOTAL Cumulative Proposed (GEA) Floor Area =</b> [REDACTED]</p> <p><b>Based on the calculations above (GEA), the total increase would equate</b> [REDACTED].</p> <p><u>Impact on Landscape Character</u></p> <p><b>Policy SD4</b> states that development proposals will only be permitted where they conserve and enhance landscape character.</p> <p>The proposed design of the extensions and alterations reflect a blend of the characters of the existing house.</p> <p>The setting of the property is relatively rural with the house sitting centrally in its plot. There are few sightlines into the site due to the established trees, hedges and shrubbery bordering the drive and rear garden. No trees or hedges or other soft landscaping will be affected by the proposals and the alterations will not have an adverse visual impact on the surrounding area, thereby conserving the landscape character.</p> <p>There are no TPO's within the Application Site.</p> <p><b>It is therefore concluded that the proposals accord with the requirements of Policy SD4.</b></p>
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**Impact on Residential Amenity**

The NPPF states in Paragraph 127 that planning should ensure a good quality of amenity for existing and future users, and the Local Plan includes requirements to protect the amenities of neighbouring properties.

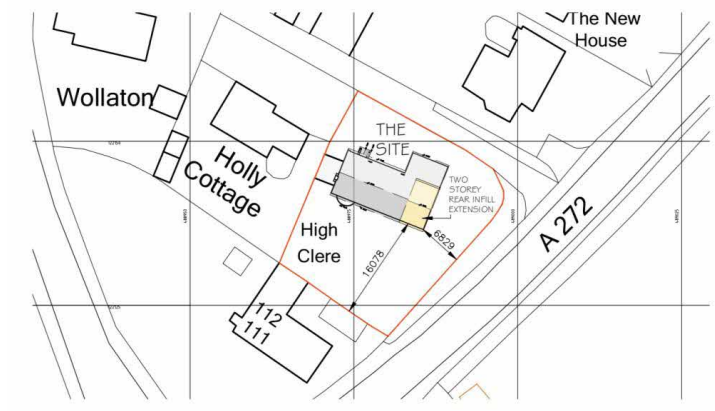
Care has been taken to ensure the sensitive design of the structure as viewed from the neighbour property.

The neighbour to the North-Western boundary [Holly Cottage] are closest to the subject site with rear neighbouring boundary [111 & 112 Easebourne Lane] positioned a distance of over 16.0m.

There are no neighbouring properties directly to the North-Eastern boundary, as High Clere boundary directly bounds Easebourne Lane.

The scale and form of the rear addition ensure the structure will be substantially screened behind the existing boundary hedging and, as it will appear subservient to the main house, it is unlikely to have any adverse impact on the amenity of the neighbours by way of overbearing nature.

The drawing extract below demonstrates the relationship to the adjoining residential properties.



No new windows will be incorporated within the side elevation overlooking Holly Cottage therefore, there is no potential for perceived overlooking and loss of privacy.

The proposed First Floor Window within the Rear Elevation matches that of the existing rear windows in size and style and the distance between the proposed extension and neighbouring property to the rear is in excess of 16.0m-18.0m.

There will be no loss of amenity resulting from the proposal. There is adequate separation distance to the shared garden boundaries to ensure no overlooking or loss of privacy, overbearing form and loss of light.

	<p>Given these distances and the orientation of the proposed extension, it is contended that restrictive glazing conditions are required.</p> <p><b>On this basis it is possible to conclude that the proposals will not have any adverse impact on the amenity of neighbouring properties, in accordance with Local Plan policies.</b></p> <p><b><u>Impact on Visual Amenity</u></b></p> <p>The proposed scheme is intended to be appropriate to the site in terms of scale, height and appearance.</p> <p>The proposed extension is sufficiently subservient to the host dwelling and is positioned within an unused corner formed between the existing side elevation of the main house and rear elevation of the existing garage.</p> <p>Despite the side extension being two storeys when viewed from the rear, the structure will not appear to be significantly different from that of the existing appearance, especially when viewed from the side elevation when viewed from Easebourne Lane.</p> <p>The proposal will remain subservient to the host dwelling in depth and height and not appear prominent in the street scene or wider landscape.</p> <p>There will be no impact to neighbouring amenity spaces resulting from the proposal due to adequate separation distances to the shared garden boundaries.</p> <p>High Clere's main amenity space is to the rear and side elevations. The proposal will not create excess bulk or mass, nor will it create perceived overlooking issues or loss of privacy.</p> <p><b><u>Ecology [23-116-BA - Highclere Bat Assessment Report]</u></b></p> <p>The proposals are accompanied by a bat scoping assessment conducted by AEWL Ltd (August 2023) and a Bat Survey Report (August 2023).</p> <p>The report details the results of the survey, which was carried out on 2nd August 2023 by Annika Binet, a Natural England licensed bat ecologist.</p> <ol style="list-style-type: none"> <li>1. The daytime assessment identified <b>negligible</b> potential for roosting bats within the areas of the property to be impacted by the works, due to a lack of suitable access points or roosting features. It is therefore considered that no bat roosts are likely to be present within the works area or impacted by the works.</li> <li>2. The building was considered to have negligible potential to support roosting bats and, as such, there are no known constraints regarding these species and the proposed development.</li> </ol>
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These surveys together conclude that:

No evidence of the likely presence of bat roosts was identified within the void and no natural light ingress was noted.

The building was considered to have negligible potential to support roosting bats and, as such, there are no known constraints regarding these species and the proposed development SD2 - Installation of water butts and creation of a compost heap.

### **Impact on Dark Night Skies**

**Policy SD8 Dark Night Skies** seeks to ensure that development does not harm the quality of the dark night skies. It encourages enhancement of the dark night skies of the National Park for the benefit of people and wildlife.

Limited new glazing is included within the proposed scheme.

The proposed structure includes one new window to the rear elevation together with a pair of standard height French Doors (2800m W x 2100m H).

There are four x windows and one x solid timber door proposed within the south-east facing side elevation, but these would be no more harmful than the existing arrangement — currently four x windows.

There are no additional rooflights proposed.

The proposal seeks to ensure that the intrinsic quality of the Dark Night Skies is conserved and enhanced.

Furthermore, no additional outdoor lighting is proposed to the exterior of the property.

This will not have any impact on the intrinsic quality of dark night skies and the integrity of the Dark Sky Core and therefore fully accord with Policy SD8.

### **Impact on the Conservation Area**

The main house lies outside the Conservation Area with the south western boundary adjoining the Midhurst Conservation Area boundary.

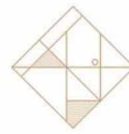
High Clere is screened from the Conservation Area by the neighbouring property and extensive mature planting rear and sides of the property.

The main dwelling is of a simple mid-century style with faux Georgian style UPVC windows that positively contribute to the adjacent Conservation Area.

The proposed addition to the property seeks to extend the characteristics of the existing dwelling. The proposed external materials will match and complement the main house. [Facing Brickwork and Clay tile Roof].



	<p>The choice of materials will enable the addition at High Clere to blend seamlessly with the landscaped surroundings and back drop to the property.</p> <p>The proposals will therefore enhance the special character of the Conservation Area in accordance with Policy SD15.</p> <p><b><u>Design Consideration</u></b></p> <p><b>Policy SD5</b>- The scheme proposes to make internal alterations to the existing layout, to provide more comfortable circulation space as per Technical Housing Standard guidelines.</p> <p>In terms of height, depth, form and mass, the proposed two storey side extension respects the form and style of the existing dwelling house.</p> <p>The proposed roofline is hipped away from the rear boundary and sits subserviently to the main ridge.</p> <p>The proposed extension sits off the rear boundary by approx. <b>16.0 m</b></p> <p>The side extension also proposes to redevelop an ‘already developed area’ to the side of the property that is currently not used for any practical amenity purpose.</p> <p>The positioning of the two-storey extension entirely within the space to the side of the dwelling, means that it will be <u>no more</u> intrusive within the landscape than currently existing and the extension will be read against the existing built form.</p> <p>The extension will not be visually more harmful than the existing dwelling as it currently stands is and the effect of careful positioning within the corner to the side and rear, helps reduce any perception of ‘built mass’ within the site.</p> <p>The proposed extension reflects the design of the existing dwelling and will be appropriate and proportionate in scale. The development will complement the surrounding area and respect the character of the rural landscape.</p>
	<p><b><u>Access &amp; Parking</u></b></p> <p>No alterations are proposed to the existing vehicular or pedestrian access into the site.</p> <p>The current parking arrangement is for multiple vehicles within an area of tarmac hardstanding to the front of the property.</p> <p>The existing habitable arrangement is a 3-bedroom property arranged over two storeys.</p> <p>The proposed habitable arrangement retains a similar 4-bedroom arrangement over two storeys</p>



<p><b>CONCLUSION</b></p>	<p>The proposal seeks permission for a two-storey infill side/rear extension together with modest internal modifications.</p> <p>The net additional floor area (38.02m<sup>2</sup>) translates into a percentage uplift of 20.5% of the “original dwelling” as it stood c.2002.</p> <p>The proposed extension accords with Local and National planning policy and should be viewed favourably for the following reasons:</p> <ul style="list-style-type: none"><li>▪ Represents appropriate development in the South Downs National Park, being wholly proportionate in scale to the size of the original dwelling, complying with the 30% uplift allowable</li><li>▪ Extension is subservient and proportionate in relation to the existing dwelling, replicating the roofline and design of the original house</li><li>▪ No adverse impact on the visual or residential amenity of the area</li><li>▪ No loss of amenity to neighbouring residents</li></ul> <p>A preliminary Phase 1 Daytime Bat Assessment was commissioned and identified negligible potential for roosting bats within the area of the property to be impacted by the works.</p> <p>An Ecosystems Services Statement has been produced and demonstrates accordance with the relevant policies.</p> <p>It has been demonstrated above that the proposals are well related in scale and location to the existing development, meeting all Local and National Planning Policy requirements.</p> <p>We trust that the LPA will agree and view this application as acceptable and therefore respectfully request that planning permission is granted for the proposals.</p>
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