

Peter Davey Ltd

49 Park Drive
Rustington



Design & Access Statement (incl. Lighting, Noise and Parking assessments)

**Extension of
The Heys
Bridle Lane
Slindon Common
BN18 0NA**

for:

Veronica Boyd



1. Introduction:

- 1.1. This DAS is prepared to support the planning application to extend and alter the property known as The Heys, Bridle Lane, Slindon Common, BN18 0NA.
- 1.2. The accompanying drawings include:
 - 1.2.1. 0411 / 100 Existing floor plans
 - 1.2.2. 0411 / 101A Existing elevations
 - 1.2.3. 0411 / 102B Location Plans
 - 1.2.4. 0411 / 103C Proposed floor plans
 - 1.2.5. 0411 / 104C Proposed elevations
 - 1.2.6. 0411 / 109 Roof plans

2. The Site:

- 2.1. The site is located in the village of Slindon, outside of the built up area and subject to policies for the protection of the countryside.
- 2.2. The site is located within the South Downs National Park.
- 2.3. The site is not located within the Slindon Conservation Area.
- 2.4. The property is not listed.
- 2.5. Bridle Lane is accessed from Shellbridge Road, which in turn is bordered by Dane's Wood (Ancient Woodland).

3. Description:

- 3.1. The Heys is a chalet bungalow, dating approx 1950's. Traditional brick construction with a pitched roof covered in interlocking concrete tiles, although these are unlikely to be original. It has had a loft conversion at some point in its history, with the inclusion of 4no. Velux style rooflights.
- 3.2. Externally there is a brick built garage building, semi-detached to the adjoining neighbouring garage, with a passageway separating the garage from the chalet bungalow.
- 3.3. Behind the garage is a detached timber shed outbuilding. The garage and the shed both provide ancillary domestic purpose to the enjoyment of the dwelling.
- 3.4. In 2002, a conservatory was added to the property and this is used as habitable space for the enjoyment of the dwelling. Constructed in cavity plinth wall with 3/4 height glazing and a glazed roof.

4. The Proposal:

- 4.1. The proposal is to demolish the timber outbuilding and conservatory and to build a single storey extension to consolidate and rationalise the buildings on site. A small dormer with traditional pitched roof is also to be constructed on the rear facing roof plane.
-

- 4.2. Unlike many properties in Bridle Lane, The Heys is broadly undeveloped in comparison and the extension will ensure the property is enhanced to bring it into line with modern living and comfort.

5. Planning Policy:

- 5.1. Any planning application will be judged against National Planning Policy Framework (NPPF) and the South Downs National Park Local Plan, including the following sections:

- 5.1.1. SD1 - Sustainable Design
- 5.1.2. SD2 - Ecosystems Services
- 5.1.3. SD4 - Landscape Character
- 5.1.4. SD5 - Design
- 5.1.5. SD8 - Dark Night Skies
- 5.1.6. SD9 - Biodiversity and Geodiversity
- 5.1.7. SD11 - Trees, Woodland & Hedgerows
- 5.1.8. SD31 - Extensions to existing Dwellings

- 5.2. In addition, SDNP produce Technical Advice Notes (TANs) to support the Local Plan:

- 5.2.1. Biodiversity
- 5.2.2. Ecosystems
- 5.2.3. Extensions & replacement Dwellings
- 5.2.4. Habitat
- 5.2.5. Sustainable construction
- 5.2.6. Dark Skies

- 5.3. The general policies state that any development must be in scale and nature, appropriate to the character and function of the settlement.

- 5.4. Policy SD31 (Extensions to existing Dwellings and Provision of Annexes and Outbuildings), provides the criteria for any development and contains the following specifics:

- 5.4.1. Extensions are limited to a 30% increase on the footprint of the 'Existing Dwelling'. The definition of the 'Existing Dwelling' is the building as it existed on 18th December 2002.
- 5.4.2. This policy is to protect the stock of small and medium sized dwellings in the National Park. Small and medium sized dwellings are defined by the GIA not exceeding 120m², and containing 1, 2 or 3 bedrooms. Dwellings outside of this parameter are not constrained by the 30% rule.
- 5.4.3. Outbuildings where they are constructed in substantial materials and used for ancillary domestic purposes, may be included within the calculation.
- 5.4.4. Therefore, including the old conservatory, the GIA of the existing building is 132.6m². The proposed GIA is 165m², representing an increase of 24.4% and therefore in compliance with SD31.

- 5.5. Any development must respect the established character of the area.

- 5.6. Any development must not be overbearing or detrimental to the amenity of the neighbours.
-

5.7. Policy SD8 (Dark Night Skies), provides the criteria for the prevention of light pollution, governing the use of exterior lighting and the prevention of light pollution from rooflights or lanterns.

6. Layout:

6.1. The proposal includes the removal of the conservatories and one outbuilding.

6.2. To protect the land and habitat, the proposed extension is located on the same space previously occupied by the conservatory and outbuilding.

7. Scale:

7.1. The size of any extension must respect the scale and character of the original building and its setting.

7.2. Policy SD31 states that extensions are limited to a 30% increase on the footprint of the 'Existing Dwelling'. The definition of the 'Existing Dwelling' is the building as it existed on 18th December 2002.

7.3. The use of a hipped roofed design, ensures the extension remains subservient to the main bungalow and the impact to neighbouring properties is minimised.

8. Landscaping:

8.1. Enhancements to be local habitat and ecosystem, will be expected to form part of any planning application, such as new bat boxes, bird boxes, water butts and bee bomb wildflower planting.

9. Appearance:

9.1. The side extension is largely shielded from the highway by the garage.

9.2. The rear extension is subservient to the main bungalow.

9.3. The materials are designed to match the existing (brickwork) or to better enhance the design (roof tiles and windows).

9.4. Building Regulation Approved Document Part L1, requires that when replacing a roofing material, measures must be taken to upgrade the thermal efficiency. Due to the nature of the upstairs accommodation, this will involve overlaying the existing roof timbers with insulation material and counter-battening before reinstating the battens/tiles. This has the effect of raising the ridge height approx 150mm although this is not anticipated to have any discernable effect on the elevation and character.

10. Lighting Assessment:

10.1. The proposal does not include any external lighting design. However the property is residential and any future provision for external lighting will be in accordance within the provision of the Dark Sky Policy:

- 10.2. External lighting will only be located at the point of need. Intensity and direction of light must not disturb others.
- 10.3. External lighting will be shielded and lights pointed down.
- 10.4. External lighting will be controlled with movement sensors and timers.
- 10.5. All new rooflights, including those refurbished by the improvements, will be fitted with electric blackout blinds to control and limit any light pollution.
- 10.6. The removal of the conservatory style structure, with its glazed roof, will take away a large potential for light pollution.

11. Noise Assessment:

- 11.1. The existing use is residential and remains unchanged in the proposal.
- 11.2. No noise issues have been identified and therefore mitigating measures are not required.

12. Parking Provision Details:

- 12.1. The existing parking provision is not affected by the proposals.

13. Summary:

- 13.1. The proposed demolitions and extensions are designed to be in scale and character and will enhance the current dwelling to provide high quality accommodation.
 - 13.2. The proposals are not overbearing or detrimental to the amenity of the neighbours.
 - 13.3. The proposals retain the stock of small / medium dwellings within the SDNP.
 - 13.4. The proposals will improve energy efficiencies with additional insulation in the building envelope.
 - 13.5. Enhancements will be made to improve the local habitat and ecosystem (bird and bat boxes, wildflower planting) and reduce water consumption (water butts). Final details to be agreed.
 - 13.6. The proposals will be constructed in materials to match or enhance the external appearance.
-