



Planning Statement

2330-JNF-XX-ZZ-CO-A-C03-P1

22.03.2024 – Planning Issue

Stag Cottage, East End Lane, Ditchling, BN6 8SX

This planning statement accompanies a Planning Application proposed alterations to include oak frame front porch, replacement glazing to existing bay window, replacement of existing windows, part single storey part two storey rear extension to replace existing and works to include associated internal alterations.

Introduction

The applicant seeks to construct an oak frame front porch, replacement glazing to existing bay window, replacement of existing windows, part single storey part two storey rear extension to replace existing.



Design

The proposal provides a sympathetic addition to the rear replacing the existing part single storey apart two storey extension. The existing catslide roof feature has been adopted in an effort to retain the character of the building. The single storey portion of the proposed extension looks to provide a larger kitchen living dining space with improved access and ceiling heights for improved usability.



Internal views – indicative only



View of rear – indicative only



View of front – indicative only

To the front, the proposal looks to replace the existing porch with an oak framed porch, replace the glazing to an existing bay window and first floor windows. The design has been considered with the character of the original building in mind bringing the composition back in line with a traditional arrangement improving its overall appearance.

Relevant Policy

Core Policy SD1 - Sustainable Development

- The proposal looks to improve the over all performance of the building resulting in a decrease in overall energy consumption. The proposed wildflower green roof further contributes to the sustainable strategy resulting in an overall net gain in biodiversity.

Core Policy SD2 - Ecosystems Services

- The proposed green roof serves to improve and slow rainwater runoff, provide a natural habitat and contribute to the absorption and storing of carbon in accordance with;
 - a) Sustainably manage land and water environments
 - b) Protect and provide more, better and joined up natural habitats
 - f) Increase the ability to store carbon through new planting or other means



Precedent images – wildflower green roofs

Strategic Policy SD5 –Design

- The proposal does not detrimentally affect the landscape character, local character and visual integrity and identity of the National Park. The rear extension looks to include a wildflower green roof to enhance the overall landscape. The proposed alterations to the front look to provide balance and enhance the character of the original building.

Strategic Policy SD8 - Dark Night Skies

- An integrated blind to the roof lantern and blackout blind to the rooflight at first floor have been proposed as mitigating measures to preserve the dark night skies in accordance with SD8.

Development Management Policy SD11 - Trees, Woodland and Hedgerows

- Trees and Hedgerows have been retained.

Development Management Policy SD15 - Conservation Areas

- The proposal is not deemed to be a negative addition to the conservation are.

Development Management Policy SD22 - Parking Provision

- No change has been proposed.

Development Management Policy SD31 –Extensions to Existing Dwellings and Provision of Annexes and Outbuildings

- Policy SD31 looks to restrict the amount of floor area that can be added to a site of no more than a 30% over the original floor area (as of 18th December 2002). The increased floor area has been assessed on SDNP/23/05414/PRE and was deemed to fall under the 120m² specified in SD31 at 119.1m² resulting in a 25.8% increase.
- The proposed rear extension looks to replace an existing fence to the western elevation with a rendered wall as with the existing eastern boundary condition.

The proposal is deemed to be in line with the flowing policies;

- South Downs Partnership Management Plan
- Partnership Management Plan Policy 2 & 3
- Ditchling, Westmeston and Streat Neighbourhood Plan