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**FURTHER DOWN,  
MAIN ROAD,  
WESTFIELD,  
EAST SUSSEX,  
TN35 4SL.**

**PLANNING STATEMENT.**

**PROPOSED TWO DETACHED 4 BEDROOM RESIDENTIAL  
DWELLING HOUSES, TO REAR OF EXISTING, WITH  
ASSOCIATED VEHICLE ACCESS.**

**December 2019.**

## 2.

### **1. INTRODUCTION.**

**1.1.** The outline planning application is for the construction of two 4-bedroom detached houses to the rear of the property at Further Down, Westfield. This proposal will retain the already classified use of land which is C3 (use for dwellings). All the land pertaining to this application is owned by the applicant. The site and surrounding area are deemed not to be inside any known conservation areas.

### **2. PROPOSED DEVELOPMENT.**

**2.1.** The outline planning application proposes to the provision of two 4-bedroom detached dwelling houses with associated vehicle access via the existing driveway.

**2.2.** This application is accompanied with the following drawings;

**6375/LBP/A** - Location & Block Plan,  
**6375/1/A** - Block Plan & Visibility Splay and  
**6375/2** - Proposed Dwellings.

### **3. THE SITE.**

**3.1.** The application site is located on the northern boundary of the village of Westfield and extends to a plot size of 0.17 hectares (0.42 acres). The site lies within the curtilage of Further Down, a two-storey Victorian detached dwelling house with a large garden. The house was constructed in the 1880's and was originally serviced with outbuildings and stables which have been converted to separate dwelling house known as Tudor Close Cottage, as shown on the accompanying Block Plan.

**3.2.** The large rear garden served the Victorian house and would have been used to grow vegetables as well as formal gardens and shrubbery. The site of the two proposed residential dwelling houses was used many years ago as a tennis court.

### 3.

**3.3.** The site is accessed by an existing entrance off the public highway and driveway that leads to Further Down and Tudor Close Cottage. The proposed dwelling houses will use this same entrance. Please refer to the accompanying Design & Access Statement.

## 4. PLANNING POLICY.

**4.1.** As this proposal is a small scheme with a medium level of urban density surrounding, planning policy advises applicants to “demonstrate a sensitive approach to urban design by respecting the character of the locality in which they take place, especially to neighbouring buildings”. This application addresses this policy with similar style and materials to surrounding properties.

**4.2.** The application site is located within the Development Boundary as shown on the “Villages with Site Allocations” map for the village of Westfield, published October 2018.

**4.3.** Development control is determined by Rother District Council, in accordance with the Rother Local Plan Core Strategy, adopted on 29 September 2014. The primary policy is sustainable development in accordance with Local Plan policies. This is detailed in **Policy PC1 and PC2**, as follows;

### **Policy PC1: Presumption in favour of sustainable development.**

(i) When considering development proposals, a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework will be taken.

(ii) Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in a Neighbourhood Plan) will be dealt with promptly and approved unless material considerations indicate otherwise. Account will be taken of whether policies are up to-date, having regard to most recent monitoring information, as well as policies of the National Planning Policy Framework.

## 4.

### **Policy OSS2: Use of Development Boundaries.**

Development Boundaries around settlements will continue to differentiate between areas where most forms of new development would be acceptable and where they would not. Existing development boundaries will be reviewed by the Development and Site Allocations DPD, having regard to the:

- (i) Existing pattern, form and function of settlements, including of closely 'linked' settlements and important 'gaps' of countryside between them;
- (ii) Character and settings of individual towns and villages;
- (iii) Sensitivity to further development both within the main built up confines and in more rural fringes;
- (iv) The amount of land needed to fulfil development needs and requirements;
- (v) Availability of local infrastructure and services;
- (vi) Accessibility to facilities and services, avoiding scattered and ribbon development;
- (vii) Environmental considerations, including the need to conserve designated areas of national and local landscape, archaeological, geological, ecological or historical importance;
- (viii) Following physical features, unless this may suggest a potential for development that is inappropriate.

### **5. LAYOUT AND SCALE.**

**5.1.** The position of the new dwelling has been carefully considered with regards to the location of existing residential dwellings to the South West and the proposed access from the existing driveway. The scale and mass of the proposed dwellings are respectful of the surrounding residential properties, especially the immediate properties to the South West of the application, particularly with regards to overlooking.

## **5.**

**5.2.** The site is surrounded by mature hedgerows and boundary fencing which will not be altered. Close board timber fencing will be provided to the new boundaries between the two proposed dwelling houses and the garden of the existing dwelling known as Further Down.

## **6. DESIGN & ACCESS.**

**6.1.** Please refer to accompanying Design & Access Statement.

## **7. SUSTAINABILITY.**

**7.1.** All materials will be specified in accordance with The Green Guide to Specification, unless deemed impractical. Local building materials will take preference to reduce transport distances and support the local economy. All timber will be obtained from sustainably certified forests. Low-carbon and/or renewable energy technologies will be incorporated into the construction where viable.

**7.2.** An external area will be provided for recycling and household waste bins. Sanitary fittings will be chosen that minimise the consumption of mains water. Low energy lighting will be fitted throughout.

**7.3.** The location within the village of Westfield is close to local services including a primary school, a doctor's surgery, a public house and a small number of shops. Due to the location of the site being within short distances to education, travel and other amenities, gives scope for the occupants to travel either by foot, bicycle or public transport.

## **8. SUMMARY.**

**8.1.** The proposed development as outlined in this planning statement has been carefully considered with regards to layout, scale, mass and appearance. The proposal has been integrated into the existing semi-urban grain of the surrounding area and is in line with other new development in the area. The proposal promotes good quality design.

**6.**

**8.2.** The application site is located within the Development Boundary around the village of Westfield. Residential development is considered an appropriate form of development within the Planning Boundary. The development site is accessible to facilities and services and avoids scattered and ribbon development.

**David Hall.**  
**December 2019.**