



## **Design and Access Statement**

**Proposed amended triple garage design from that approved under partially implemented planning permission reference WD/2015/0247/F at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN16 3NQ**

Date:

**06.04.23**

Prepared by:

**Philip Hiscocks**

## Design and Access Statement

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6

3NQ

23.04.23

---



## Design and Access Statement

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6

3NQ

23.04.23

---

## Contents

<b>1.0</b>	<b>Introduction</b>	<b>4</b>
<b>2.0</b>	<b>Planning History</b>	<b>4</b>
2.1	Previous Relevant Approved Planning Applications.	4
<b>3.0</b>	<b>Site Context, Analysis and Assessment</b>	<b>5</b>
3.1	The Site and Context	5
3.2	Site Analysis and Assessment	5
3.3	Existing Building	7
<b>4.0</b>	<b>Architectural Proposal And Approach.</b>	<b>8</b>
4.1	Proposal	8
4.2	Layout, Plan and Massing	8
4.3	Design Concept	9
4.4	Landscaping	9
4.5	Access	9
4.6	Planning Statement	9
4.7	Planning Policy	10
	4	
<b>5.0</b>	<b>Appendices</b>	<b>18</b>

## 1.0 Introduction

## Design and Access Statement

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6 3NQ  
23.04.23

---

This statement forms part of the planning application to amend the design of the garage with store over as approved under planning reference WD/2015/0247/F to provide a triple garage with home office/annex over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN16 3NQ.

This proposal seeks to amend the garage design only. The design of the house and site layout remains as previously approved under WD/2015/0247/F.

The construction of the garage has been commenced and is currently built up to ground floor slab level with all substructure works, beam and block floor and drainage in place.

This statement has been prepared in accordance with statutory requirements and subsequent guidance.

## 2.0 Planning History

### 2.1 Previous Relevant Approved Planning Applications

On 8<sup>th</sup> April 2015 Planning permission was granted to extend the existing dwelling and to construct a new triple garage with first floor storage accommodation over accessed via an internal staircase.

Building Regulations approval was subsequently obtained for the garage and store construction and works commenced in 2015. The garage foundations, substructure works and ground floor slab were constructed before works were suspended in 2017 suspended.

The applicant is to now planning to recommence works and fully implement the 2015 permission but is seeking to vary the design of the triple bay garage. To that end a non-material amendment application was submitted in 2022 under reference WD//2022/3254/NMA however this application was refused as it was deemed to not be a non-material series of changes.

## Design and Access Statement

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6 3NQ  
23.04.23

---

### 3.0 Site Context, Analysis and Assessment

#### 3.1 The Site and Context

Seven Bishops is located on the south side of the B2100 Catts Hill and between Mark Cross to the east and Rotherfield to the west. There are a number of detached dwellings of various sizes and styles along Catts Hill most of which are set back from the road with only occasional views of the properties from the highway.



#### Site proximity

#### 3.2 Site Analysis and Assessment

The existing extended dwelling (note: the extension and alteration works are incomplete) is set in a substantial plot (approx.  $\frac{3}{4}$  acre) and is set back some 30 metres from the road. The property is accessed from Catts Hill via an existing driveway located in the northern corner of the site. The extension of the access up to the dwelling is partially constructed as this forms a part of part of the 2015 implemented planning permission. .

There are no proposed changes to the layout of this access and driveway, the works will be completed in accordance with the previous 2015 consent.

The south western boundary is partially screened by trees and shrubs including mature Yew, laurel, Beech and Hazel. Beyond the boundary is the driveway to Quarry House. The driveway to Quarry House being approximately 2.5 metres below the site levels to Seven Bishops.

## Design and Access Statement

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6

3NQ

23.04.23



**South west boundary from Quarry House access and also as seen from the site**



**South west boundary looking west**

**South west boundary looking south**

The south eastern boundary separates Seven Bishops from Quarry House and is screened by mature Yew trees, a yew hedge and various shrubs including mature Magnolia and a mature Oak located in the south east corner of the site.



**South east boundary looking south**

**South east boundary looking east**

The north eastern boundary is partially fenced. There is a newly erected close boarded fence along this boundary installed by the owners of the adjoining property, Dell House.

## Design and Access Statement

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6

3NQ

23.04.23



**North east boundary looking East**

**North east boundary looking North**

The existing house with the partially constructed extensions sits centrally on the site with the primary (front) elevation facing north. There is a 4 metre gradient across the site with the highest level in the eastern corner falling to the lowest point in the western corner. The gardens are laid mainly to lawn with occasional flower/shrub beds. There is a mature Eucalyptus tree to the east of the dwelling and a number of mature shrubs trees including s including Holy, Hazel, Spruce Laurel and Yew. There are very few views into the site and in particular the area where the garage is sited. The proposed repositioning of the stairs to the outside of the building cannot be seen from any of the neighbours windows and is completely screened from the public highway.

Seven Bishops is outside of any development boundary for the area and it is located within the High Weald Area of Outstanding Natural Beauty. That said the principal of construction of the triple garage with accommodation over has already been established in this location under the planning reference WD/2015/0247/F. What is under consideration is the changes to the elevations, the relocation of the stairs to the outside of the building envelope and the use of the first floor accommodation for use as a home office which better addresses the increasingly popular principal of working from home. The external stairs would allow access to this accommodation without the need to open up the garage doors etc.

### **3.3 Existing Buildings**

As noted above the construction of the garage has commenced in accordance with the approved design under planning reference WD/2015/0247/F. The building is up to ground floor slab level but before moving forward this application is seeking to vary the design as described within this D&A statement and as indicated on the drawings. The mass of the building remains the same as the previous ly approved design.

The existing dwelling is also still in place and works are about to commence on the alterations. As approved in 2015.

There are no other structures on site at this time, the original garage and other out buildings have all been demolished.

## 4.0 Architectural Approach and Proposal

### 4.1 Proposal

The proposal is seeking to construct the garage as approved in 2015 with some changes to the design.

The overall dimensions and height of the building remain exactly as approved in 2015 under the planning reference previously noted.

The changes to the design comprise additional windows to the garage on the west elevation, roof windows at first floor level on the west side of the roof, changes to the first floor to timber cladding and the relocation of the stairs from inside the building to the outside of the building.

The external materials remain as previously approved however there is a mistake in the decision notice received from Wealden dated 15 August 2015. The letter describes the existing house as having “painted render whereas the external elevations are painted stock bricks. It is intended that the external materials for the garage will be to match the existing house, ie, paling roof tiles, painted brickwork and metal (Powder coated aluminium) external windows and doors. The external stairs will be of natural timber construction. The timber cladding will be cedar.

### 4.2 Layout, Plan and Massing

The current approved scheme allows for a garage with a gross internal floor area of 76m<sup>2</sup> and a first floor storage area of 51m<sup>2</sup>. As noted previously, the size and massing of the garage under this application is exactly the same as the size and mass of the approved garage design.

The ground floor will be a triple bay garage.

The first floor will be an open plan home office space with kitchenette, store and WC with WHB and shower. The space is also designed so that it could also be used as an annex ancillary to the main dwelling.

Access to the first floor is via an external timber staircase.

The existing building has painted brick to all elevations and the previous scheme would have continued with this treatment (Note: the previous application incorrectly referred to the elevations as being “painted render”. It is extremely unlikely this house would have been



## Design and Access Statement

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6 3NQ  
23.04.23

---

painted when first constructed, it is most likely the original stock bricks have been painted at some later date.

### 4.3 Design and Concept

As noted previously the design and layout of the garage on the site was approved in 2015 under reference WD/2015/0247/F. This application does not vary the fundamental design of the garage. The envelope remains entirely as previously approved. The changes are considered minor with the insertion of additional windows in the ground floor and roof windows. The addition of the stairs externally is in a location that is heavily screened and cannot be seen from outside the site. The materials proposed are entirely consistent with those approved previously, ie painted stock brick, external timber cladding and detailing with aluminium powder coated windows and doors.

The aim is to provide a building with a traditional feel but with contemporary detailing.

### 4.4 Landscaping

This application does not seek to amend the landscaping or access as approved under reference WD/2015/0247/F

### 4.5 Access

There are no proposed changes to the access to the building externally. The layout of the driveway and footpaths are as shown on the plans. The only changes to the access to the building will be the relocation of the stairs serving first floor. It was previously approved with an internal staircase.

Vehicle access is from the paved forecourt as previously approved and has now been partially constructed.

### 4.6 Planning Statement

The principle of constructing a garage with first floor accommodation has already been established in this location. The changes from the approved scheme are considered minor as they do not impact on any of the surrounding properties and the visual changes proposed from the scheme previously approved are unobtrusive and cannot be seen from outside the site.

It is also proposed that the first floor will now provide home office accommodation with ancillary spaces. Increasingly home working has become normal practice, particularly during the pandemic. This trend is expected to continue therefore to offer a large family house of this type it is considered advantageous to provide a secure quiet home office working environment. These proposals are therefore considered an important addition to the property.

## **Design and Access Statement**

Proposed Revised Triple Garage with Home Office Over at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6

3NQ

23.04.23

---

### **4.7 Conclusion**

As a partially implemented planning permission ref WD/2015/0247/F. is already in place for this garage structure it is hoped that the minor changes to the external appearance and the change of the first floor home office to address recent trends towards home working can be supported and planning permission be granted for the submitted design.