



DESIGN & ACCESS STATEMENT

Old Nursery Cottage
West Chiltington
RH20 2QR

Demolition of existing bungalow
and erection of a replacement
5-bedroom dwelling in
West Chiltington,
Pulborough,
RH20 2QR

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1. SITE LOCATION

1.1 Introduction

This Design and Access Statement supports a planning application to demolition of existing bungalow and erection of a replacement 5-bedroom dwelling at West Chiltington, Pulborough, RH20 2QR.

The application site consists of a single storey detached property located in a predominantly residential area. The surrounding properties are of similar size and character, contributing to the cohesive appearance of the neighbourhood. The site is well-situated, benefiting from proximity to various amenities, including local shops, schools, and recreational areas. The property is not located within a town centre or a designated local centre under the Local Development Framework (LDF).

The proposed site spans approximately 1151 m², including landscaped rear gardens. The design includes an accessible front driveway providing sufficient space for bin storage and hardscaped car parking. Careful consideration has been given to maintaining the aesthetic harmony of the street scene while ensuring functional and practical use of the property.

1.2 Location & Facilities

The application site is in West Chiltington, a semi-rural village known for its charm and community-focused living. Essential services, including local bus stops and convenience stores, are easily accessible. The site is within a short distance of the village centre and local schools, making it a desirable location for families.

Nearby facilities include:

- Parks and open green spaces for recreation.
- A variety of restaurants, cafes, and shops.
- Primary and secondary schools within walking or short driving distance.
- Access to public transport, offering connectivity to neighbouring towns and cities.

This location provides a balance of rural charm and accessibility to modern conveniences, making it ideal for residential development.

1.3 Relevant Planning Policies

National Planning Policy Framework:

NPPF7 - Requiring good design

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Neighbourhood Plan:

West Chiltington Parish Council has prepared West Chiltington Neighbourhood Development Plan (WCNDP). The Plan set out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

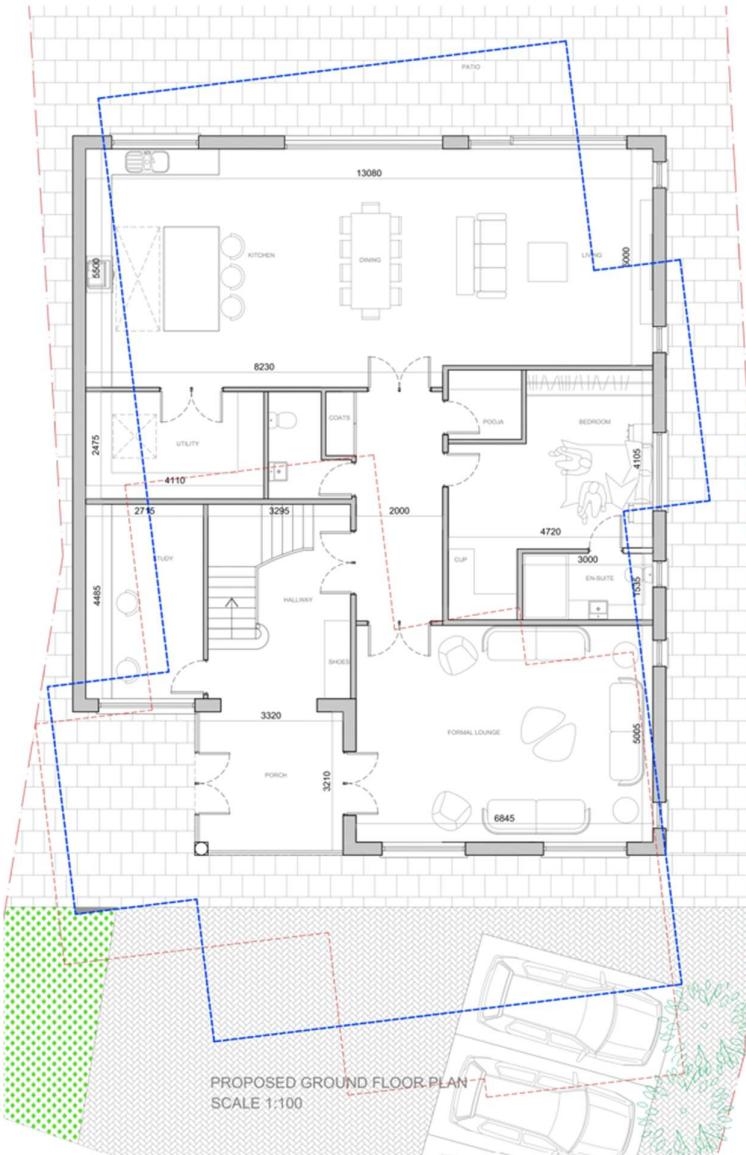
Policy 20: Development Principles

2. APPLICATION PROPOSAL

2.1 Proposed Development

This application seeks full planning permission for the demolition of the existing single-storey bungalow and the construction of a two-storey, five-bedroom detached dwelling with associated landscaping and on-site parking.

The proposal represents a one-for-one replacement on a residential plot within the built-up area of West Chiltington, consistent with Policy 3 of the Horsham District Planning Framework (HDPF, 2015) and the National Planning Policy Framework (NPPF, 2024), which support appropriate redevelopment that enhances local character and delivers sustainable housing.



In response to pre-application advice, the massing of the proposed dwelling has been reduced to ensure the building does not appear overly dominant or out of character with the surrounding low-density, semi-rural environment. Key amendments include:

1. Reduction of building bulk and height, ensuring the dwelling sits comfortably between neighbouring two-storey properties.
2. Simplification of rear projections, minimising comparative contrast and maintaining a proportionate scale relative to the plot.
3. Careful articulation of the roof form, breaking up massing and reducing visual impact in both street views and longer perspectives.
4. Retention and reinforcement of mature boundary planting, supplemented with additional soft landscaping to integrate the dwelling into its setting and soften its appearance.
5. Use of muted, contextually appropriate materials, consistent with the West Chiltington Character Area.

The new dwelling will provide a modern family home, with open-plan living spaces at ground floor level and five bedrooms at first floor, designed to achieve optimal levels of natural light, privacy, and internal circulation.

The proposal also delivers significant sustainability benefits through the replacement of an outdated, inefficient bungalow with a modern, energy-efficient home that meets current standards.

In summary, the proposal complies with Policies 3, 32 and 33 of the HDPF and Paragraphs 124 and 135–137 of the NPPF, delivering a high-quality, contextually sensitive dwelling that respects the character of West Chiltington while providing improved family accommodation.

Residential Amenity

The proposal has been carefully designed to ensure that the amenities of neighbouring occupiers are protected, in full accordance with Policy 33 of the Horsham District Planning Framework (HDPF, 2015).

Light and Outlook

The new two-storey dwelling is centrally sited within a generous plot and retains substantial separation distances to all boundaries. **The reduction in building mass and rearward projection, in response to pre-application advice, ensures that the dwelling will not cause unacceptable loss of light or create an overbearing impact on neighbouring gardens or habitable rooms.**

Noise and Disturbance

The proposed dwelling will remain in residential use, consistent with surrounding land uses, and will not result in additional noise or disturbance beyond that associated with typical family occupation.

Screening and Softening

The retention of existing mature boundary planting, together with supplementary soft landscaping, will further protect neighbouring amenity by providing natural screening and reducing visual impact.

3. CHARACTER & APPEARANCE

3.1 Proposed development

The front view of the application site lies within the built-up area of West Chiltington, a settlement characterised by low-density, individually designed dwellings set within generous plots. The proposed replacement dwelling has been designed to deliver a clear improvement in architectural quality, scale, and sustainability, while remaining sensitive to the semi-rural setting.

3.2 Scale and Massing

In response to pre-application advice, the overall bulk and height of the dwelling have been reduced to ensure the new building does not appear overly dominant within the plot or in relation to neighbouring dwellings. The dwelling now sits comfortably between two existing two-storey properties, with its proportions carefully moderated to respect local character. Rear projections have been drawn in to avoid an intrusive or bulky appearance, while the roof form has been articulated to break up the massing and **reduce visual prominence in both street and long-range views**.

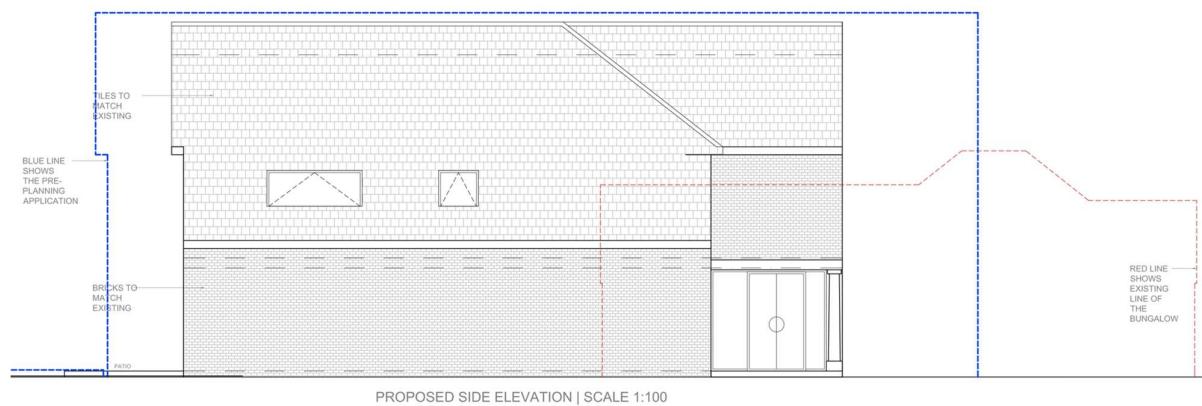


3.3 Design and Materials

The dwelling adopts a modern design with a symmetrical front elevation, generous glazing to maximise natural light, and articulated roof forms that provide visual interest and balance. The external materials have been chosen to reflect the West Chiltington Character Area, incorporating muted tones and natural finishes that integrate seamlessly into the local context.

3.4 Landscaping and Setting

The proposal retains existing mature boundary planting wherever possible, and additional landscaping is proposed to further soften the appearance of the new dwelling. The generous plot allows for a balanced relationship between built form and green space, ensuring the semi-rural qualities of the area are preserved. Boundary treatments and soft landscaping will reinforce privacy for both the applicant and neighbouring residents, while enhancing biodiversity and visual amenity.



3.5 Street Scene and Context

A contextual street scene drawing has been prepared to demonstrate the proposed dwelling's relationship with its neighbours. This confirms that the dwelling respects the scale and rhythm of adjacent properties and integrates appropriately within the

established pattern of development. While larger in scale than the existing bungalow, the proposal reflects the variety of architectural forms in the locality and contributes positively to the evolving character of West Chiltington.

4. SUSTAINABILITY ACCESS

4.1 Sustainable Transport

The house is located adjacent to Nisa local convenience and 243 ft walk to the nearest bus stop. The location is very strategic and ideal with all the amenities within walking distance from the primary school and secondary school. Given the residential nature of the area, there is adequate on-street parking available. The site benefits from good public transport connections, including bus routes and proximity to local shops, which reduces reliance on private vehicles.

5. SUSTAINABILITY

5.1 Site Management

A project team member will be appointed to monitor commissioning on behalf of the client to ensure work will be carried out in line with current Building Regulations and (where applicable), best practice and where there are complex systems then a specialist agent or manager will be appointed.

Sort and recycle construction waste on site:

We intend to adopt best practice policies in respect to air (dust) pollution, adopt best practice policies in respect to water (ground and surface) pollution.

5.2 Health and Wellbeing

At least 80% of occupied floor area is adequately daylight. All internal and external lighting, where relevant, will be specified in accordance with the appropriate maintained luminance levels recommended by CIBSE. External façade windows to all occupied areas are open-able.

Background ventilation is designed in accordance with the Building Regulations Part F
In all areas of the building, heating will be zoned to take account of the different loads
in different areas of the property.

At least 75% of internal light fittings within the property space are dedicated energy
efficient fittings capable of only accepting lamps achieving an efficiency of 40
luminaries-lumens/Watt or greater.

Energy efficient external luminaries are specified and all light fittings controlled for
the presence of daylight.

5.3 Materials

All exposed walls, floors, roofs will achieve requirement of Building Regulations Part L1. All windows will achieve max. U Value of 1.8 W/m²K. Materials used in Basic Building Elements will be responsibly sourced.

This includes ground floor, upper floors, roof, external and internal walls, foundations / substructure and staircase. For timber products this requires third party certification to show that the timber has come from a sustainable managed source.

6. SECURE BY DESIGN

Accessibility has been a central consideration in the design to ensure inclusivity for all users.

7. CONCLUSION

The proposal delivers a high-quality home that respects the semi-rural character of West Chiltington through appropriate scale, massing, materials, and landscaping. Mature planting is retained and supplemented with new soft landscaping to soften visual impact and reinforce the site's integration with its setting. The design ensures

no unacceptable impact on neighbouring residential amenity, with careful consideration given to privacy, light, and outlook.

By replacing a dwelling of limited architectural merit with a sustainable, energy-efficient home, the proposal contributes positively to the built environment in line with Policies 3, 32 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024).

In summary, the development represents a sensitive and sustainable enhancement of the site, providing high-quality family accommodation that preserves local character, protects neighbouring amenity, and delivers long-term environmental benefits.