

Design, Access and Planning Statement

Proposed demolition of existing dwelling and construction of a replacement two storey house at Whitemans, Sincox Lane, Shipley RH13 8PT.

(i) Use

The property at present comprises a two storey house in residential use.



(ii) Amount

The gross external floor area of the existing house that is to be demolished and removed amounts to 185 square metres.

The proposed replacement dwelling will have a gross external floor area of 293 square metres.

It is also proposed to construct a new detached car port with a gross external floor area of 36 square metres.

(iii) Proposals and Layout

The proposal floor plans and layout are as shown on Drawing Numbers 25/06/2 and the proposed Block Plan.

(iv) Scale and Design

The proposed development is in scale with the surrounding area and the site on which it is located that extends to approximately 3.2 hectares (7.9 acres). It is a proposal for a single dwelling replacement by one new dwelling.

To the west of the property, within the garden, there is an established pond. It is proposed to relocate the new house slightly further away from the pond, but overlapping the position of the existing house and therefore in essentially the same location.

(v) **Planning Policy Considerations**

Policy 28 of the Horsham District Planning Framework is relevant to this proposal.

This policy states that:

“Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict”. The existing house whilst in need of some repair is not derelict as can be ascertained from photographs and a site visit.

“Replacement dwellings should not be disproportionate to the size of the existing dwelling”. The proposed new dwelling is larger than the house that is to be demolished but not disproportionately so. The site is a large site on which the new dwelling can be comfortably located.

The existing dwelling also benefits from Permitted Development Rights that would enable it to be extended at the rear and the side.

“Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house”. The proposed new car port would be located close to the position of the new house as demonstrated on the Block Plan.

There are other outbuildings located on the site that would be retained.

(v) **Landscaping**

The existing garden, surroundings and outbuildings will be retained and landscaped around the new house on completion.

(vi) **Appearance**

The existing house is constructed with cement rendered elevations beneath plain clay tiled and felt roof coverings.

The new house will be similarly constructed with masonry painted cement rendered elevations and with some sections of facing stonework, beneath pitched roof slopes covered with natural grey slates.

(vii) **Access**

The existing access to the property will be retained and will be unaffected by the proposals.

Peter Routley Associates

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