

PLANNING STATEMENT

Address: 35 Three Acres, Horsham, West Sussex, RH12 1RS

Proposal: Erection of a single-storey rear extension and installation of a flat roof canopy to the rear and side elevations. The external walls of the proposed rear extension will be finished in render, colour Antique White. All other external materials to remain as existing.

Applicant: Kim Dung Phan Nguyen

Date: 11 February 2026



1. Site Context and Planning History

The application property is a detached dwelling situated within an established residential area.

Planning permission of this property was previously granted under reference **DC/25/1261** for: Removal of rear bay window. Erection of a first-floor extension and ground floor porch extension.

That permission established the acceptability of extending the dwelling in principle, including increased built form at the property.

2. Proposed Development

The current application seeks permission for:

- Erection of a single-storey rear extension; and
- Installation of a flat roof canopy to the rear and side elevations.

The external walls of the proposed rear extension will be finished in smooth render, colour Antique White.

The proposed canopy comprises a powder-coated metal frame with clear polycarbonate roof covering. It consists solely of a roof covering supported by columns and fixed to the main dwelling. It is not an enclosed structure and does not create additional internal floor space.

3. Scale, Height and Footprint

The proposed rear extension is modest and proportionate in scale. The height of both the extension and canopy remains below 3 metres.

The footprint increase is limited and does not represent a substantial enlargement beyond what has already been established by the previously approved scheme (**DC/25/1261**).

The property benefits from a generous rear garden, and the proposed extension will sit comfortably within the plot without resulting in overdevelopment. Substantial private amenity space will remain.

The canopy is lightweight in nature and does not materially add to the perceived built mass of the dwelling.

4. Impact on Neighbouring Amenity

The proposal has been carefully designed to avoid adverse impact on neighbouring properties.

Due to its modest projection and limited height (below 3 metres), the extension does not breach the 45-degree guideline when assessed from neighbouring habitable room windows.

The canopy is open-sided and visually permeable, and therefore does not result in unacceptable overshadowing, overbearing impact or loss of outlook.

The development does not give rise to harmful overlooking or loss of privacy.

5. Character and Appearance

The extension is located to the rear of the property and will not materially affect the street scene.

The use of Antique White render provides a clean and coherent finish appropriate to a residential context. The canopy structure remains clearly secondary and subordinate to the host dwelling.

6. Planning Policy Context

The proposal has been assessed against the relevant policies of the Horsham District Planning Framework (2015).

Policy 33 - Quality of New Development

Policy 33 requires development to:

- Be of a high standard of design.
- Respect the character and appearance of the surrounding area.
- Avoid unacceptable harm to residential amenity.
- Be proportionate to the scale and form of the host dwelling.

The proposed rear extension is modest in scale, remains below 3 metres in height and is clearly subordinate to the main dwelling. The canopy is lightweight, open-sided and secondary in nature, and does not introduce significant built mass.

The property benefits from a generous rear garden, ensuring that the limited increase in footprint does not result in overdevelopment of the plot.

The proposal has been designed to avoid material impact on neighbouring amenity. The extension does not breach the 45-degree guideline when assessed from neighbouring habitable room windows and will not result in unacceptable loss of light, outlook or privacy.

The external finish in Antique White render provides a clean and appropriate material choice within a residential setting and will not harm the character of the area.

Accordingly, the proposal complies with Policy 33 of the Horsham District Planning Framework (2015).

7. National Planning Policy Framework (NPPF)

Paragraph 135 of the National Planning Policy Framework (2023) states that planning decisions should ensure developments:

- Are visually attractive because of good architecture.
- Are sympathetic to local character.
- Establish or maintain a strong sense of place.
- Create a high standard of amenity for existing and future users.

The proposal represents a proportionate householder extension, designed to sit comfortably within its plot without causing material planning harm. It therefore accords with the objectives of the NPPF.

8. Conclusion

The proposed rear extension and canopy are modest, proportionate and subordinate additions to the dwelling. The height remains below 3 metres, the footprint increase is limited, and the generous garden depth ensures the site is not overdeveloped.

The proposal complies with Policy 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework and does not give rise to material harm.

Planning permission is therefore respectfully requested.

Yours faithfully,

EVER Interiors Ltd

(Agent)