

**DESIGN STATEMENT**

**74 Smithbarn,  
Horsham,  
RH13 6DU**

**PLANNING ISSUE**

**JANUARY 2026**

## **CONTENTS**

- 1.0 INTRODUCTION
- 2.0 THE SITE
- 3.0 PLANNING HISTORY
- 4.0 PROPOSED DEVELOPMENT
- 5.0 PLANNING POLICY BACKGROUND
- 6.0 SUMMARY AND CONCLUSION
- 7.0 APPENDIX

## 1.0 INTRODUCTION

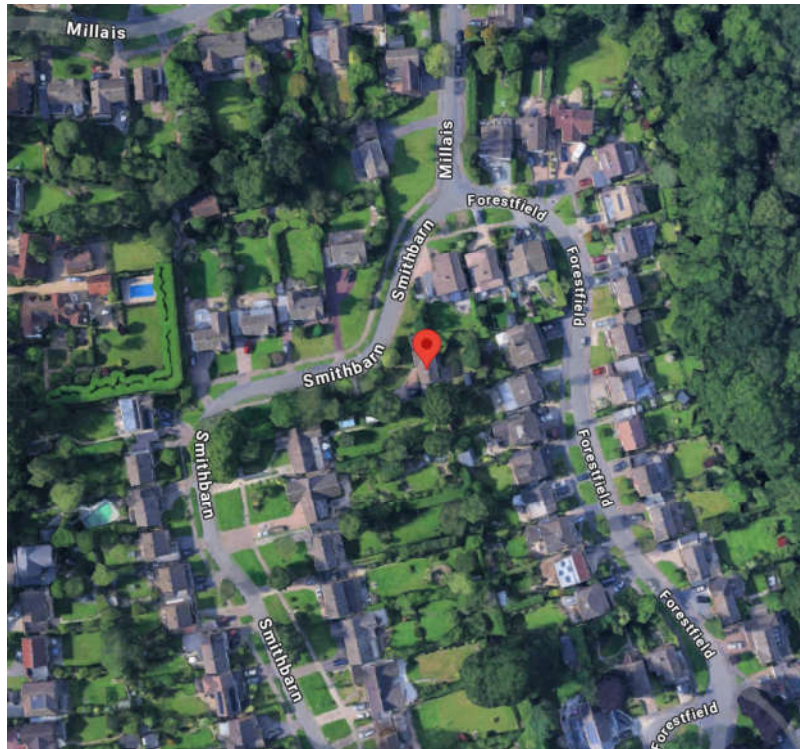
This document gives an overview of the proposed application at **74 Smithbarn, Horsham, RH13 6DU**

This short report accompanies the full householder planning package.

## 2.0 THE SITE

The subject dwelling is a detached family house. The site is located down Smithbarn Road within a corner plot holding a good size front and side garden.

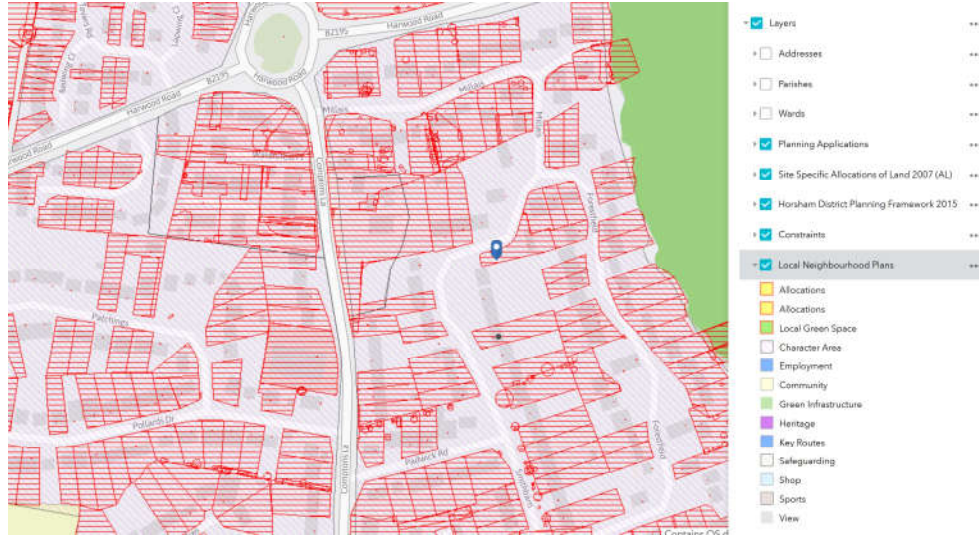
The properties within the immediate vicinity hold varied architectural styles, but have had modern updates with new fenestration, extensions, loft conversions and new detached garages and outbuildings.



The site is within 'Very Low' flood risk zone. We have therefore followed the Environmental Agency standing advice for flood zone locations, which means no flood risk assessment is required.

The below figures highlight the application dwelling and surrounding landscape area from the Local plan map.

### Character Area



The dwelling sits within a local character area.

Local green space is within proximity to the application dwelling, however the site does not hold any designations or constraints such as Special protection areas or buffer zones.

There is no Tree Preservation Orders within the immediate area.



The dwelling has a front amenity space with private residential parking. There would be no loss of car parking or amenity space.

The proposed scheme would have no impact on the surrounding area and neighbouring properties. There are no overriding constraints which would unduly influence the design such as important views, architectural features, retention or protection of physical features or local and land designations.

The property being on a corner plot has no immediate adjacent neighbours providing an improved opportunity for a side extension away from the public realm and set within the land ownership.

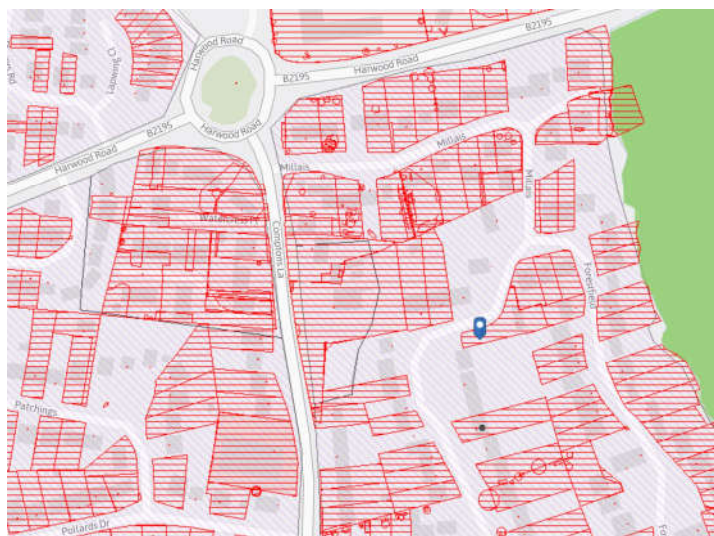
### 3.0 PLANNING HISTORY

The host dwelling has no recent planning applications listed within the last 5 years. It is however noted that properties within the immediate neighbouring area have previously been granted planning permission and have undergone and benefited from similar householder applications.

We have taken these applications into consideration with regards to the design and the case officer's comments from the approved reports.

The application dwelling holds planning approval dated 2016 Reference DC/16/1873. The approved application was for a two storey side extension.

Planning map shows the extent of planning applications including approvals that are of relevance to the proposal.



38 Forestfield

Side and rear extension approved

52 Smithbarn

Two storey Side and rear extension approved

54 Smithbarn

Two storey Side and single storey rear extension approved

56 Smithbarn

Two storey Side and single storey rear extension approved

66 Smithbarn

Side and rear extension approved

#### **4.0 PROPOSED DEVELOPMENT**

The proposed scheme is to create a single storey rear extension and a two storey side extension following demolition of the existing side detached garage and covered link entry.

The proposal ensures the current home is retained as a family home, creating longevity for the family while providing appropriate ancillary space for a growing family.

The extension will provide the required living space, kitchen and sanitary requirements. New master bedroom with ensuite, while retaining the current and only family bathroom. This ensuring facilities are provided to current design guidance and British standards, while providing a well-rounded family home.

The scheme is a light touch yet modern and contemporary solution that creates the required additional space for modern day living. The design meets current design standards and planning policies.

The proposal takes into account the neighbouring dwellings, ensuring the size is proportionate to the existing dwelling and the surrounding area. The location has been set out for both consideration to the neighbours, public realm, land and sun orientation. The design is in character and in keeping with the local area.

The scheme ensures that there are no issues regarding adjacent and neighbouring properties. The design positively respects the neighbouring properties with regards to heights, outlook and right to light.

### Scale

Both the side and rear extension proposed is modest in proportion. The design follows the setting and density with appropriate separation, footprint and height. We appreciate design guidance that is set out within the local plan for domestic extensions (Planning permission for home extensions) as illustrated below.

It clearly states these requirements may be varied depending on the particular circumstances of the site.

The proposal does not step the side extension back, this is in order too;

1. Ensure the internal layout and footprint works and meets building regulations such as Approved document Part M for the bedroom size and en suite size. If a set back is provided the design will not be possible.
2. The design is set out based on thicker external walls to facilitate modern requirements including Approved document Part L with regards to thermal properties and improved u-values. In order to retain best practice and meet current u-values the setting out as proposed is required. A set back will not work on this basis.
3. In order to retain a consistent fenestration design including the window proportions with vertical setting out a drop of roof and set back would not allow this. The proposed design ensures to match the existing window sizes for consistency and architectural alignment.
4. It is clear that the dwelling holds no immediate neighbours and sits within its own land away from the neighbouring buildings and the street scene. The extension is purposely set furthest away from the neighbouring dwellings and the public realm/ street scene.
5. There is no terracing affect and no increase in bulk and mass from the street scene, based on the dwelling sitting away from Smithbarn Road.

#### **Double-storey side extension**

It is important that an extended property does not appear cramped. To avoid the terracing effect that sometimes occurs when two-storey extensions are built to the boundary of the site, a one-metre gap should normally be retained between the extension and the site boundary. These requirements may be varied depending on the particular circumstances of the site. It may be possible to avoid terracing by setting a two storey extension back from the property's front elevation. To be acceptable such set back should be significant.



The below images shows the application dwelling from Smithbarn road, it is clear that the proposed side extension is not visible from varied aspects and key focal points.

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### Materials

Specifically selected materials have been chosen to follow the host dwelling to retain the character of the plot and local vicinity. These are set out on the proposed elevations.

### Access

The property benefits from a side access to the rear garden along with dedicated side entry to the new utility room and pantry.

The front entrance is retained with no change to the front and rear amenity space. A new entrance porch is provided to create an elegant and focal entry to the family home, while provided much required space to the entry hall, this creating much required storage space.

The existing garage is too small to accommodate modern vehicles, and is currently used for home storage. As such there is no loss of car parking provisions.

### Conservation and wildlife

The proposed extension is not detrimental to either the rear or front amenity space. There is also no affect on trees with no removal of any mature trees.

### Principal issues

- Design and effect on the character of the dwelling and area
- Effect on the neighbouring properties and street scene

## **5.0 PLANNING POLICY BACKGROUND**

The scheme is believed to be designed in line with national, regional and local planning policies. We believe that the proposal is appropriate to the site in terms of its scale, height, form, mass and appearance. It is felt that the scheme positively contributes to the building and creates modern requirements while ensuring the character of the dwelling and streetscape is maintained.

The design responds to the local and national planning policies.

All relevant policies and supplementary planning documents have been taken into consideration.

While the proposal gives rise to a degree of change, the proposed scheme is in character and does not adversely affect the amenity of neighbouring properties or neighbouring public realm.

## **6.0 SUMMARY AND CONCLUSION**

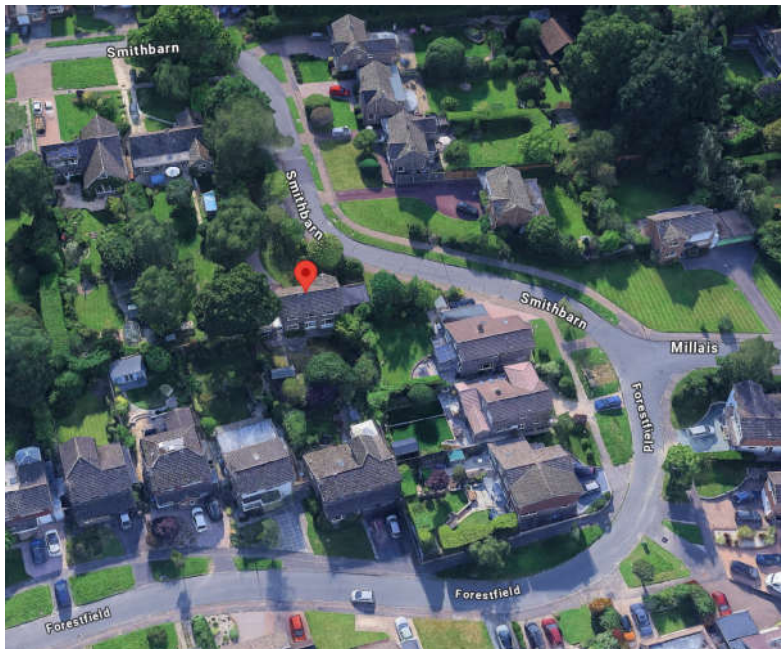
The proposed scheme has been designed to give the family modern day living requirements while ensuring the dwelling responds positively to the character of the host dwelling and the local area.

The design respects the character and appearance of the area and positively respects the street scene while ensuring the scale and mass is appropriate along with the form, appearance and specific external materials.

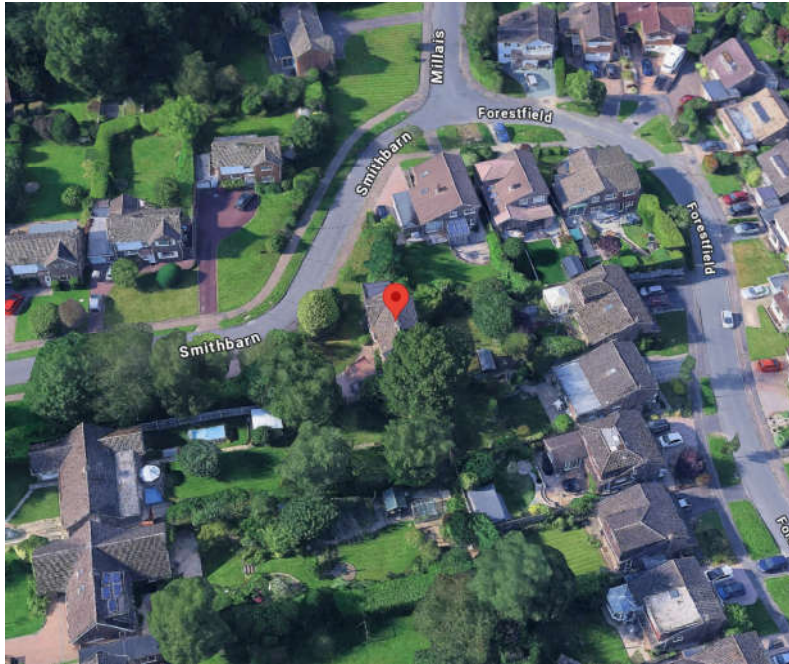
We have considered carefully the any impact of the dwelling and surrounding area and designed the scheme so there is no such impact to the local public realm, street scene and neighbouring properties and amenity.

## 7.0 APPENDIX

Existing property Photographs and site maps



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