

DESIGN & ACCESS STATEMENT

Proposed Rear & Side Extension

54 Queensway
Horsham
West Sussex
RH13 5AY

Applicant:

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Prepared by:

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Application Type:

Householder Planning Application

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1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for the proposed extension and remodelling of the existing detached bungalow at **54 Queensway, Horsham**.

The proposal seeks planning permission for the demolition of the existing conservatory, sheds and attached garage, together with the construction of a single-storey rear and side extension incorporating a concealed warm flat roof with a false pitched roof surround, associated remodelling of the existing dwelling.

The scheme has been developed following a measured survey of the property and detailed consultation with the applicants. Throughout the design process, careful consideration has been given to the character of the surrounding area street scene, neighbouring residential amenity, parking provision and the long-term functionality of the dwelling.

This statement demonstrates how the proposal responds positively to its site and surroundings and accords with the relevant policies of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024).

2. Site & Existing Property

The application site comprises an existing detached bungalow located on the northern side of Queensway within an established residential area of Horsham. The surrounding street scene is characterised predominantly by detached and semi-detached bungalows set within generous plots, with private gardens and off-road parking. Whilst the area displays a consistent residential character, many properties have been extended and altered over time to meet the changing needs of their occupants.

The existing property occupies a generous plot with substantial front and rear gardens and benefits from an existing vehicular access directly from Queensway. The dwelling currently comprises two bedrooms, a sitting room, kitchen, bathroom, W.C., attached garage and rear conservatory. Although functional, the internal layout reflects the design standards of its era, with a series of relatively small cellular rooms and limited connection between the principal living spaces and the rear garden.

The applicants intend to downsize into the property as their long-term home. Their objective is to improve the functionality of the dwelling through a carefully considered programme of remodelling and extension, creating a modern layout that better suits contemporary living while remaining sympathetic to the character of the existing bungalow and the surrounding area.

Existing Garage Relationship

A defining characteristic of the application property is the attached garage arrangement shared with the neighbouring dwelling at No. 52. The garages currently form a continuous built link between the two otherwise detached bungalows, limiting direct side access to the rear garden. The attached garage occupies a significant proportion of the eastern side of the dwelling but contributes little to the overall functionality of the property.

The proposed development includes the removal of the existing attached garage at No. 54, creating an open side passage between the dwelling and the shared boundary. This improves access to the

rear of the property and allows the proposed extension to be accommodated without increasing the overall height of the development or introducing additional built form along the boundary.

The applicants have discussed the proposal with the adjoining owner and are committed to undertaking the works in accordance with the requirements of the **Party Wall etc. Act 1996**, where applicable. Matters relating to the Party Wall Act are separate from the planning process and will be addressed prior to the commencement of construction.

Please see supplementary photographs for images of the existing.

3. Design Principles

The proposal has been developed to enhance the functionality of the existing bungalow whilst respecting its established character and relationship with the surrounding residential area. The design seeks to create a modern and practical home that meets the applicants' long-term needs without resulting in an overdevelopment of the site or causing harm to neighbouring amenity.

A key objective has been to rationalise the existing internal layout. The current arrangement consists of a number of separate rooms with limited connection to the rear garden and relatively inefficient circulation. The proposed extension and remodelling create a more open and coherent layout centred around a spacious kitchen, dining and living area, improving the relationship between the home and its private garden while providing flexible accommodation for modern day-to-day living.

The extension has been designed as a single-storey addition located principally to the side and rear of the existing dwelling. This approach ensures that the established character of the street scene is maintained, with the majority of the additional accommodation positioned away from public views. The scale and footprint of the extension remain proportionate to both the existing bungalow and the generous plot on which it sits.

A concealed warm flat roof with a false pitched roof surround has been adopted to minimise the visual impact of the extension whilst maintaining generous internal ceiling heights. Externally, the roof form reflects the appearance of the existing bungalow, allowing the development to integrate sympathetically with the original dwelling and neighbouring properties.

The external materials have been selected to complement the existing property, including matching facing brickwork, roof tiles and white-framed windows and doors. This ensures that the extension appears as a natural continuation of the dwelling rather than a visually dominant addition.

The proposal has also been designed with long-term occupation in mind. Improved circulation, generous room sizes and enhanced levels of natural daylight create a more adaptable and comfortable home capable of meeting the applicants' changing needs in the future.

4. Design Assessment

Character and Appearance

The proposed extension has been designed to complement the existing bungalow and preserve the established character of Queensway. Remaining entirely single storey, the development reflects the scale and proportions of the host dwelling and is positioned predominantly to the side and rear, ensuring that the principal character of the property as viewed from the street is retained.

The use of matching facing brickwork, concrete roof tiles and white-framed windows and doors allows the extension to integrate sympathetically with the existing dwelling. The concealed warm flat roof, enclosed by a false pitched roof surround, reduces the apparent bulk of the extension whilst maintaining the traditional roof profile of the bungalow.

Overall, the proposal represents a sympathetic enhancement of the existing property that responds positively to the character of the surrounding residential area.

Residential Amenity

Protecting the amenity of neighbouring occupiers has been a key consideration throughout the design process.

The extension remains single storey and has been carefully positioned to minimise its impact on adjoining properties. The proposed scale and roof design ensure that the development does not appear overbearing or result in an unacceptable loss of outlook.

The principal areas of glazing are orientated towards the applicant's rear garden, while any side-facing windows serving bathrooms will be obscure glazed to maintain privacy. Given the scale and siting of the proposal, it is not considered that the development would result in unacceptable overlooking, overshadowing or loss of daylight to neighbouring properties.

Access and Parking

Access

The proposal retains the existing vehicular access from Queensway and does not require any alterations to the established highway arrangement.

Internally, the proposed remodelling significantly improves accessibility throughout the dwelling. Wider circulation spaces, an enlarged entrance hall, improved room proportions and single-storey accommodation provide a home that is more adaptable to the applicants' long-term needs.

The proposal also introduces a secure enclosed cycle and storage area with convenient external access, encouraging sustainable methods of transport whilst providing practical everyday storage for bicycles and outdoor equipment.

Parking

The existing attached garage is removed as part of the proposal. Whilst this represents the loss of enclosed parking, the generous frontage allows the driveway to be reconfigured to provide improved and more practical off-road parking within the site.

Older domestic garages are frequently used for general storage and are often incapable of comfortably accommodating contemporary family vehicles. The proposed arrangement instead prioritises usable external parking, providing sufficient space for multiple vehicles whilst retaining the existing vehicular access.

An indicative driveway arrangement has been included within the submitted site plan to demonstrate that suitable off-road parking can continue to be accommodated following completion of the development. The arrangement is illustrative in nature and demonstrates that the proposal maintains an appropriate level of parking provision consistent with the continued use of the property as a single dwellinghouse.

Sustainability

The proposal adopts a fabric-first approach to improving the performance of the existing dwelling.

By extending and remodelling the bungalow rather than replacing it, the proposal retains the majority of the existing building and reduces the environmental impact associated with demolition and reconstruction.

The extension will be constructed using modern insulated construction methods, incorporating a warm roof system and high-performance glazing to improve thermal efficiency. Increased areas of glazing and the introduction of rooflights will also enhance natural daylight within the principal living accommodation, reducing reliance on artificial lighting.

Collectively, these measures create a more comfortable, energy-efficient and sustainable home for the applicants.

Local Context

The pattern of development within Queensway demonstrates that many of the original bungalows have been extended or remodelled over time to meet changing household requirements.

A local example can be seen at the immediately neighbouring property, No. 56 Queensway, which was granted planning permission in 2015 for the conversion of its attached garage into habitable accommodation. Whilst the proposed development at No. 54 differs in design and retains the visual appearance of a garage through the provision of the bike store, the completed development will present a comparable detached bungalow form within the streetscene. The proposed removal of the existing garage link with No. 52 will create a similar visual relationship between the dwellings to that already established at No. 56. This local example demonstrates how alterations of this nature can be successfully integrated within the character of Queensway whilst maintaining the established residential appearance of the street. The property also demonstrates that adequate off-road parking can continue to be accommodated within the frontage following the conversion of the original garage.

A further nearby example can be found at **Nos. 40 and 42 Queensway**, where the original attached garage relationship between the two properties has been altered to create an open side passage. Whilst each planning application must be considered on its own merits, this demonstrates that the removal of attached garage links between neighbouring bungalows is an established form of development within the immediate locality and can be achieved without detracting from the character of the street. The proposed development at No. 54 follows a similar principle, removing the existing garage link whilst retaining the detached bungalow character of the area and improving the functionality of the site.

Below are some historical Street View Images of 40&42:



Image August 2012- Original Layout



Image September 2020 – Post Nr 40 garage works



Image June 2024 – Modern Day

Historical Google Street View imagery demonstrates how properties within Queensway have evolved over time through extensions, remodelling and alterations. In particular, the works undertaken at Nos. 40 and 42 Queensway illustrate that the original attached garage arrangement between neighbouring bungalows has previously been removed, creating a side passage without adversely affecting the character of the street. The proposed development at No. 54 follows this established pattern of evolution, adapting the property to modern living while remaining sympathetic to its surroundings.

5. Planning Policy Assessment

The proposed development has been designed with regard to the relevant policies of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024). It is considered that the proposal represents an appropriate form of householder development that responds positively to its context, while protecting neighbouring amenity and maintaining the character of the surrounding area.

Horsham District Planning Framework (2015)

The proposal accords with the objectives of **Policy 32 (Quality of New Development)** by delivering a high-quality design that complements the existing bungalow through its scale, form and use of sympathetic materials. The extension has been designed to integrate with the host dwelling and enhance its functionality without appearing visually dominant.

The proposal also satisfies the aims of **Policy 33 (Development Principles)** by respecting the established character of the surrounding residential area, maintaining appropriate private amenity space and avoiding unacceptable impacts on neighbouring occupiers in terms of overlooking, overshadowing or loss of outlook.

In accordance with **Policy 41 (Parking)**, adequate off-road parking is retained within the site despite the removal of the existing garage. The proposed indicative driveway layout demonstrates that multiple vehicles can continue to be accommodated within the application site without affecting the existing vehicular access or creating unacceptable highway impacts, whilst secure cycle storage encourages more sustainable travel choices.

National Planning Policy Framework (2024)

The proposal is also consistent with the design objectives of the National Planning Policy Framework. The scheme represents sustainable development by improving the quality and longevity of an existing dwelling rather than replacing it, making efficient use of the site and incorporating modern construction methods that improve energy efficiency and occupant comfort.

The development delivers a well-designed extension that responds positively to its surroundings, protects neighbouring amenity and provides a high-quality living environment for the applicants. It is therefore considered to accord with the overarching principles of the National Planning Policy Framework.

6. Conclusion

The proposed development has been carefully designed to enhance the existing bungalow through a sympathetic programme of extension and remodelling that responds positively to both the site and its surroundings.

The proposal remains proportionate to the host dwelling, preserves the established character of Queensway and safeguards the amenity of neighbouring properties. It provides a modern, functional and energy-efficient home that meets the applicants' long-term needs whilst retaining adequate parking and private amenity space.

Having regard to the relevant policies of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024), it is considered that the proposal represents an appropriate and sustainable form of householder development.

Accordingly, it is respectfully requested that Horsham District Council grants planning permission for the proposed development.