Design and Access Energy Statement

Proposal:

First floor side addition
rear lean-to extension
modified conservatory

Site:

31 Irwin Drive
Horsham
West Sussex
RH12 1NL

Applicants:

Mr S and Mrs A West

DESIGN STATEMENT

Amount of Development

Consent is sought for a material alteration to the recent planning consent DC/22/0593; existing detached property to include; the addition of a single storey rear lean-to extension, modification to an existing conservatory, and a first floor side addition over an existing garage. Parking is unaffected by the development.

The proposed materials, design, scale and massing would, in our opinion, meet the criteria within the design guidance policies 32 and 33 of The Horsham District Planning Framework 2015 [HDPF].

Appearance

The proposal has been designed using sympathetic materials to the existing property, brick, vertical timber cladding boards, render, and profiled concrete roof tiles, with white upvc windows.

The proposed alterations, in our opinion, are sympathetic to the host building and are not dissimilar to alterations carried out within Irwin Drive, No. 25 Irwin Drive DC/04/0182 and subsequently DC/23/1176, albeit this submission is more subservient.

Constructed of matching materials and detailing to that found on the existing property the proposal would provide additional accommodation within and improve the thermal efficiency of the existing glazed roof and windows by alterations to the existing conservatory.

The proposed alterations to the principal elevation fronting Irwin Drive are the provision of a first floor side extension set back from the principal elevation and constructed of matching materials.

The single storey rear lean-to extension uses materials to match existing and provides an improved kitchen to the property.

This application seeks to revert to the original submission, which was subsequently altered following concerns raised by the then occupants of 29 Irwin Drive. The applicants have discussed the proposal with the current owners who have expressed no objection to the submitted proposal save for assurances that the roof window serving the ensuite should have obscure glazing.

Subsequent to the original planning approval a recent planning approval was granted to No 25 Irwin Drive, DC/23/1176, which is larger and extends the eaves line across the street frontage as opposed to the subservient setback of the application for consideration.

Given the above alteration in circumstances and the recent decision referred to above it is our opinion that the increase in height is acceptable and retains a subserviency to the host building.

Layout

The proposed alterations would, in our opinion, sit comfortably in this location with a minimal increase in the existing external footprint, 7 square metres, to provide family accommodation meeting current space standards.

Landscaping

Landscaping is not considered necessary given that the intention is to retain the existing garden and hardstandings.

Energy Statement

The applicant intends to adopt similar levels of thermal insulation to the floor, walls, and roof, which would exceed that currently required by the building regulations.

The thermal improvements afforded by the modifications to the existing conservatory are achieved by improving the roof construction and wall construction; reducing the amount of glazing.

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