



ARCHITECTURAL DESIGN
PLANNING, SURVEYING,
STRUCTURAL DESIGNS &
BUILDING REGULATIONS

*the design
to build on*

T - 01798 813 298
M - 07710 927 105
E - PAUL@PBPROPERTIES.CO.UK
W - WWW.PBPROPERTIES.CO.UK

HAZELWOOD, HARBOLETS ROAD,
WEST CHILTINGTON RH20 2LG



Design & Access Statement

Site:

24 Leeds Close
Southwater
RH13 9XN

Proposal:

Demolition of timber outbuilding,
Single Storey Side extension to existing garage to include area of out building
with a Flat roof.

Applicant: Mr & Mrs Weller

Location & Description of Application Site:

The site is located in the built up area of Southwater, predominantly developed in the late 20th century, inside the circular enclave created by Cedar Drive. It is surrounded by modern similar aged properties of medium density and Leeds Close is a cul de sac road with No 24 at the northern closed end. The property abuts a Twitten running through the estate.

The property is a detached property with an adjacent link attached single garage to the neighbour at No. 23, both 23 & 24 share access to the two garages. It has been considerably extended to the side and creates a property which is now relatively central to the plot.

Reproduced below in an extract of the existing elevations showing the garage and host dwelling. The timber outbuilding which is to be removed is lined in blue, it sits very close to the existing Twitten close boarded fence line and has a roof height just below 2.5m. The close boarded fence comes completely with a 300mm high Trellis and all boundary fences are owned and maintained by the applicant.



The siting of this property to the adjacent properties is demonstrated in the block plan extract below.



The Pictures below detail the existing principal elevation along with the street scene drive view and the relationship of the garage to the host dwelling.



The Proposal.

In light of the fact that the proposal sits in front of the Principal Elevation PE of the property, householder planning application is sought to remove the existing outbuilding and extend the garage to the side with a single story flat roof at a maximum height of 2.5m. The proposal could have been considered as permitted development, both for size, distance from the boundary and heights had the works been sited behind the PE. Material have been chosen to match the existing house thus face brick work to the walls and the roller shutter door is to be the same as the existing garage door in size and colour. Facia and roof covering too will match existing colours.

The design has been considered so that the existing Twitten fencing will not be disturbed which at varying heights of 2.1 -2.2m will mask the bulk of the proposal. The boundary fence with the neighbour 23 will be replaced with the brick wall that forms the rear of the new workshop store. There is an existing timber outbuilding immediately abutting this fence so there is no impact to number 23.

The picture below details the adjacent neighbour's outbuilding roof along with No 18 Corfe Close in the distance behind the trellis and hedge screening.

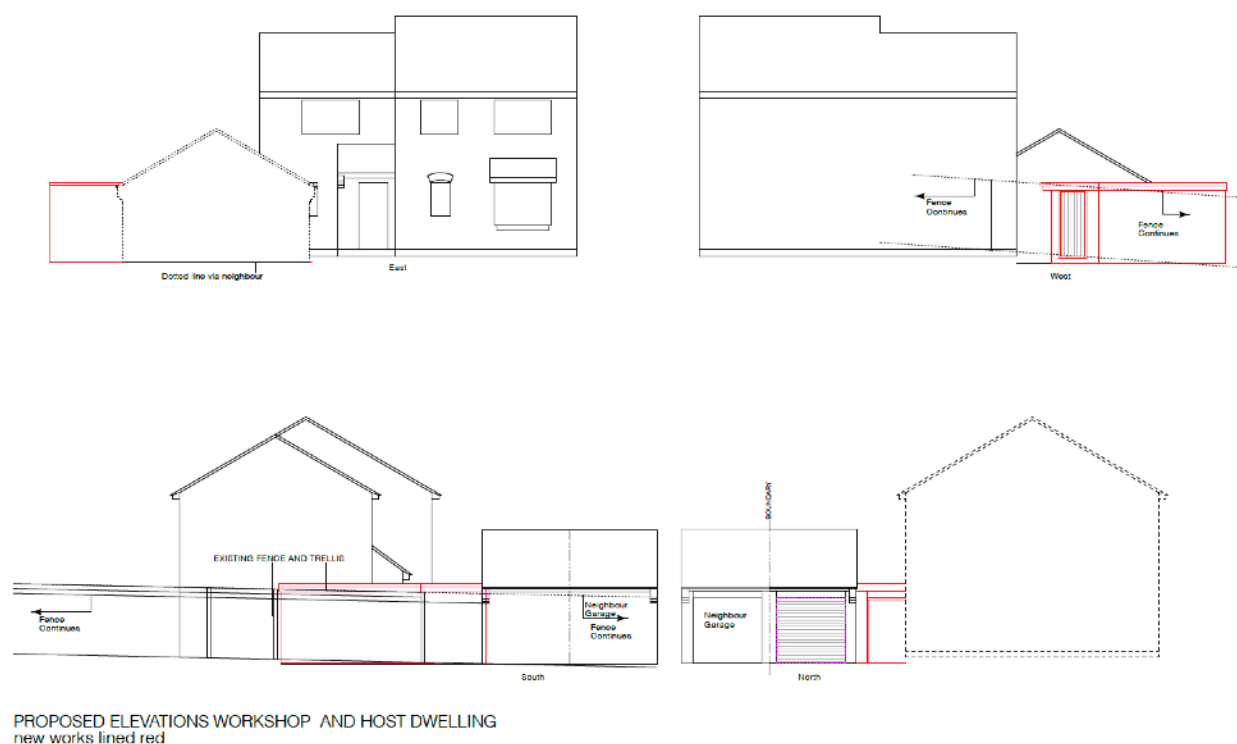


The rear neighbour at No 18 Corfe Close to the west of the application site sits well back separated by the trellis and mature hedge screening. No fenestration is proposed on any of the new walls so there is no overlooking to any neighbour and due to the low height of the proposal at 2.5m no overbearing impact is created to any neighbours.

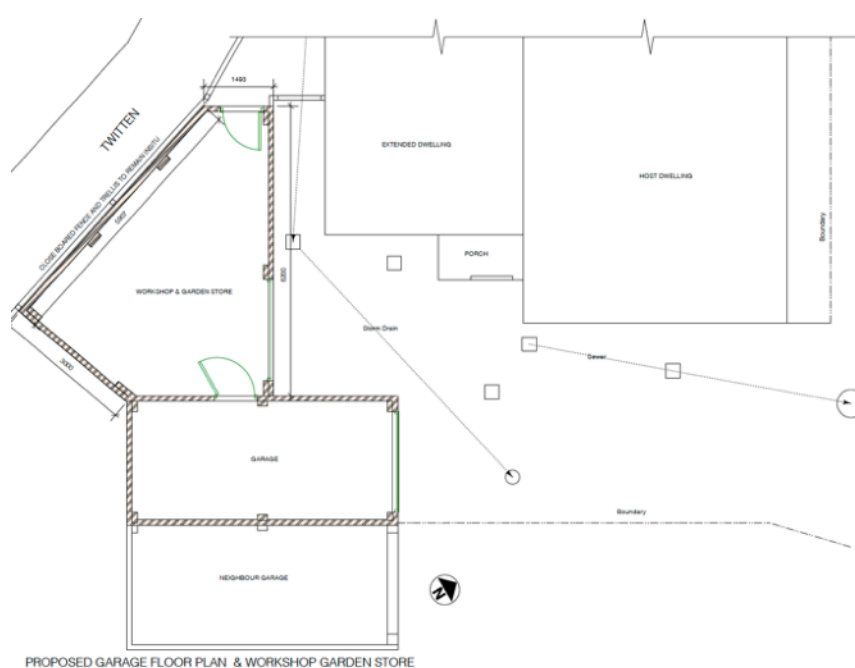
The picture below details the area where the workshop will sit, away from adjacent neighbour at no 23. The foot print of the proposal is to align with the existing timber outbuilding shown in this picture coming no further forward.



The picture below isn an extract of the proposal outlined in red relative to the host dwelling.



The picture below is an extract of the proposed floor plan



The pictures below details the existing Twitten fencing and shows the relationship to the existing outbuilding which will have its footprint incorporated with the proposal.



Relevant Planning Policy

The statutory Development Plan for the area comprises the Horsham District Planning Framework 2015.

Policies within the Horsham District Planning Framework 2015 considered relevant to this application include Policy 32 and 33. These are reproduced in full below and overleaf.

Policy 32

Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Evaluation

This is a carefully considered proposal which produces a form and design of extension that would sit comfortably on the host property.

There is no adverse effect to the street scene as all works are well screened by the existing close boarded fencing and the location relative to the drive and host dwelling.

It is considered that there is no impact on any adjacent neighbour or property in any way.

Relating this proposal to relevant Local Plan policy, it is considered that the development meets the requirement for high quality and inclusive design set out within Policy 32.

The proposed extensions respect the spatial qualities of the street scene and the existing property garden garage relationships. The form and scale of the extension respect those of the host dwelling and would be read as subsidiary in scale to the existing garage which in turn is subservient to the host dwelling.

The general development principles set out within Policy 33 are also met.

No unacceptable harm to the amenities of neighbouring properties would arise. The extension have an acceptable scale, massing and appearance and appropriate local building materials are proposed to match existing.

Landscaping, nor access will not be impacted and no additional planing or hard landscaping will be required.