



PLANNING STATEMENT

For

Single Storey Extension (Revised Scheme)

Tim Mitra
Palmers Stud
West Chiltonington Lane
Billinghurst
RH14 9DN

Reference: HA_45855

Date: 17th April 2026

PLANNING STATEMENT

Project: Single Storey Rear Extension (Revised Scheme)

Site: Palmers Stud, West Chiltington Lane, Billingshurst RH14 9DN

Applicant: Tim Mitra

1. Direct Response to Architectural Feedback

Following constructive feedback regarding the "poor standard of design" and "excessive bulk" of the previous 4-bedroom iteration, we have worked with the applicant to fundamentally rework the proposal.

The revised **4-bedroom scheme (Revision F)** provides a more balanced and refined architectural response.

Reduction in Massing and Bulk:

- The previous "elongated massing" has been addressed by rationalizing the internal layout. By transitioning to a single storey 4-bedroom configuration, the volume is significantly more efficient, reducing the overall "visually heavy" and "dominant" nature of the previous structure.

Resolved Roofscape:

- The Team Leader's concerns regarding a "complex roofscape" and "weak central section" have been mitigated. Revision F simplifies the roof configuration (as seen in the Revised Elevations and Sections), replacing disjointed elements with a more unified and purposeful roofline that better breaks down the building's scale.

Cohesive Architectural Form:

- The "cluttered appearance" has been eliminated through a simplified arrangement of gables and dormers. The revised fenestration is now regularized, providing a clear architectural rhythm that replaces the "disjointed elements" of the earlier design.

2. Alignment with HDPF Policy 32 & 33

The revised design now fully satisfies the core requirements of **HDPF Policy 32 (The Quality of New Development)** and **Policy 33 (Development Principles)**:

Sympathetic Design:

- The scale, massing, and appearance now relate "sympathetically with the built surroundings". The building is no longer dominant but complements the "locally distinctive character" of the Horsham District.

High-Quality Materials:

- The project remains committed to high standards, utilizing **dark grey slate** pitched roofs, **timber-clad dormers**, and **white/off-white render**. This ensures the dwelling is "locally distinctive" and uses "high standards of building materials".

3. Sustainable and Balanced Living

The reduction to a single storey **4-bedroom arrangement** better aligns with **HDPF Policy 16 (Meeting Local Housing Needs)** by providing a housing type that respects the "established character and density" of the area.

Functional Interior:

- The layout includes a dedicated **Office** and an **Open Plan Kitchen/Dinner/Living Room**, supporting the council's objective for living and working communities and home-working via high-speed broadband.

Amenity and Utility:

- The inclusion of a **utility room** and improved **First Floor Arrangement** ensures an adaptable, functional environment that avoids "unacceptable harm to the amenity of occupiers".

4. Climate and Environment

The proposal continues to support the **Emission Reduction Area** requirements of the district. The orientation and design maximize **sunlight and passive solar gain**, while the internal configuration supports **water efficiency** (110 litres/person/day) in line with **HDPF Policy 37**.

Conclusion

We believe the **Revised Scheme (Revision F)** represents a significant and successful effort to resolve the Team Leader's objections.

By reducing bulk, unifying the roofscape, and simplifying the fenestration, we believe this design has achieved the "high-quality, well-integrated design" expected by the Council.

We believe the proposal now complies with all relevant policies of the Horsham District Planning Framework and respectfully request its approval.