

DESIGN & ACCESS STATEMENT

26 Wealdon Close, Southwater,

Horsham, RH13 9HP



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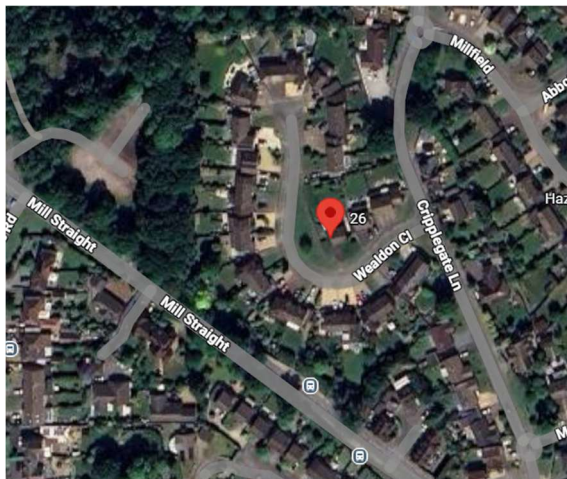
Design and Access Statement

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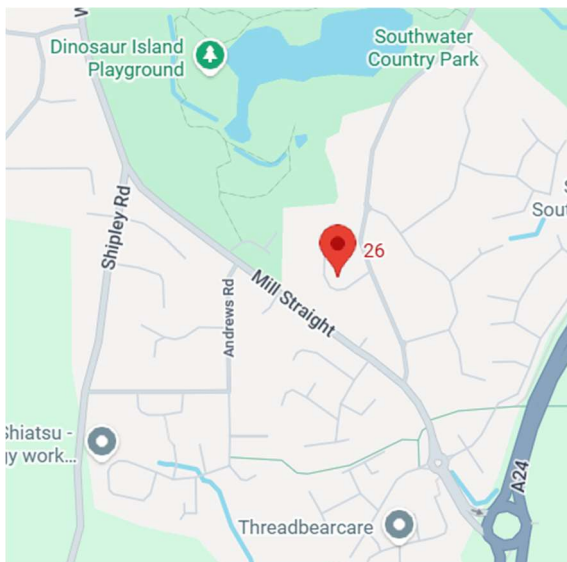
January 2026

ASHTON PAUL (DESIGN&BUILD) LTD

AERIAL PHOTO



ROAD MAP



Details

Address:	26 Wealdon Close, Southwater, Horsham, RH13 9HP
Application Type:	Householder Planning
LPA:	Horsham Council
Applicant:	Mr & Mrs Dunkley
Agent:	Ashton Paul (Design & Build) Ltd
Site Area:	683 sq. m.
Proposal:	Demolition of existing conservatory; construction of an infill corner single-storey extension and associated internal alterations; formation of a front porch; and provision of lean-to mono-pitched roofs to the perimeter of the property, together with a full-length covered storage area along the right-hand side.

0. Preambles

Planning permission is sought for the erection of a single-storey rear extension and a single-storey front porch roof extension at 26 Wealdon Close, Southwater, Horsham.

The proposed rear extension would be modest in scale, extending from the existing rear elevation with a flat roof form. The extension would provide additional ground-floor living accommodation and would have a footprint of approximately 8.9m². Its height, depth, and siting have been designed to remain subordinate to the host dwelling and to avoid any adverse impact on the amenities of neighbouring properties.

A single-storey porch roof extension is proposed to the front elevation, with a footprint of approximately 22.47m², providing an improved and more defined entrance to the dwelling. The porch would sit comfortably within the existing frontage and would not project beyond the cul-de-sac's established building line.

All external materials are proposed to match those of the existing dwelling, including brickwork, glazing, and roof finishes, ensuring the development integrates sympathetically with the character and appearance of the host property and the surrounding residential area.

The proposed works would result in a proportionate and well-contained form of development that preserves the character of the dwelling, the street scene, and the wider residential environment, in accordance with relevant local planning policies.

1. Introduction

This Design and Access Statement accompanies a householder planning application for proposed alterations and extensions to 26 Wealdon Close, Southwater. The proposals seek to modernise and rationalise the ground-floor accommodation following the recent purchase of the property by **Mr and Mrs Dunkley**, who are downsizing and adapting the dwelling to suit the needs of their extended family.

2. Site and Surroundings

The application site comprises a detached dwelling located within a residential cul-de-sac characterised by family housing of similar scale and appearance. The property benefits from a private rear garden and is not subject to any heritage, conservation, or landscape designations.

3. The Need for Development

Mr and Mrs Dunkley intend to occupy the dwelling as a family home, accommodating their four sons, together with partners and children. The existing ground-floor layout is fragmented and outdated, with a conservatory that does not provide suitable year-round living space and a utility room that is poorly insulated and uncomfortably cold.

The proposed works are intended to provide a modern, functional ground-floor arrangement centred around a **large kitchen and dining space**, suitable for multi-generational family use, while improving thermal performance and overall living standards.

4. Design Principles

The design approach is modest, functional, and proportionate, ensuring the extensions remain clearly subordinate to the host dwelling. The proposed rear infill extension replaces the existing conservatory, creating a more robust and thermally efficient structure that better connects the internal living spaces with the garden.

The front porch roof extension provides a clearer and more legible entrance to the dwelling without altering the overall character of the street scene.

5. Scale, Massing, and Layout

The rear extension is single-storey with a flat roof and limited projection, ensuring minimal visual impact and no material harm to neighbouring amenity. The footprint of the extension is modest and well contained within the existing curtilage.

Internally, the works enable the removal of inefficient spaces and the creation of a single, cohesive kitchen and dining area, with improved circulation and natural light.

6. Appearance and Materials

The proposals introduce a **simple, contemporary monochrome palette** to modernise the dwelling's appearance while remaining appropriate to its residential context. External materials will include:

Proposed External Materials Schedule:

- Roof: Dark grey smooth clay tiles to mono-pitched roof over new and existing ground-floor elements
- Walls: White painted smooth render
- Windows: Black-framed uPVC, double-glazed
- External doors: Black-framed aluminium, double-glazed
- Boundary treatment: 1.8 m high close-boarded timber fencing with timber posts to right-hand boundary

This restrained material approach provides a clean and cohesive appearance without appearing visually dominant or out of keeping with the surrounding area.

7. Access

No changes are proposed to vehicular or pedestrian access arrangements. The existing access to the site remains suitable and unchanged.

The garage will be reduced in size but will only be used as a workshop and store.

8. Impact on Neighbouring Amenity

Due to the modest scale, single-storey form, and careful siting of the extensions, the proposed development will not result in unacceptable overlooking, loss of light, or overbearing impact on neighbouring properties.

9. Conclusion

The proposed works represent a sympathetic and well-considered enhancement of the existing dwelling. They respond directly to the needs of the occupants, improve internal living conditions and energy efficiency, and respect the character of the host property and surrounding residential area. The development is therefore considered acceptable in design and planning terms and compliant with relevant local planning policies.

Prepared by:

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Ashton Paul (D&B) Ltd

Date: 20 January 2026