

DESIGN & ACCESS STATEMENT

Proposed first floor extension over an existing garage and minor alterations to west elevation of house.

51 Olive Close, Horsham,
West Sussex. RH12 4TH

Context:

51 Olive Close is a modern, end of terrace, three storey building constructed around 2016 as part of the Holbrook Park residential development.

At the end of the terrace there is an attached garage block, capable of housing three vehicles. The adjacent garage falls under the ownership of 51 Olive Close. The application seeks planning permission to construct first floor bedroom accommodation, over the garage, and minor alteration of the proposed location of two new windows, approved under DC/23/2248.

Planning history: In April 2024, permission was granted for the '*Installation of 2 No. windows to the western elevation and associated alterations*' under application DC/23/2248.

A preliminary enquiry was submitted to the planning department in July 2026, application No. PE/26/0210. The planning officer concluded that the proposed work could be considered favourably, following neighbourhood consultation.

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Amount:

The existing garage enjoys a floor space of 21.06 sq.m.

The new, first floor accommodation, over the garage, will provide an additional 21.06 sq.m. of usable floor space.

Layout:

The existing house layout will not alter; although the ground to first floor stair-case will be moved slightly farther towards the existing ground floor WC, providing access to the first floor and the new bedroom. This staircase relocation will require the proposed, two new, west elevation windows to be re-sited slightly.

Scale:

The height and scale of the addition will be in keeping with that currently seen on site. The garage roof pitch will remain the same, but slightly different to the main house roof pitch seen. The new accommodation, over the garage, will raise the ridge line as shown on elevational drawings. The new garage ridge height will be sub-servient to the main house ridge.

Landscaping:

Landscaping will not alter.

Appearance:

The existing shape and appearance of the garage roof will be reiterated at a higher level. Front and rear elevation walls will be brickwork. The addition's side/west elevation wall will be covered with a painted Tyrolean render, as seen elsewhere on this estate.

All new windows, rainwater goods, etc. will match the existing.

NB. The existing garage roof structure and roof tiles are to be salvaged and re-used when constructing the first floor addition.

Access:

Pedestrian and vehicular access will not alter. The garage will continue to be used by the occupants for parking.

General:

I am of the opinion that the proposed building work is acceptable under current planning policy, particularly as the ground floor footprint of 51 Olive Close will not alter.

Minor alterations will be undertaken on the rear elevation, which do not normally require planning permission, i.e. 2 No. rooflights serving the ground floor lounge and replacing the existing ground floor French doors with bi-fold doors. It is relevant that the two, west elevation windows have already received planning consent.

Please do not hesitate to contact me should you have any questions regarding my clients' intentions.

Flood Risk -Yearly chance of flooding

Risk of flooding from surface water – very low.

Risk of flooding from rivers and the sea – very low.

Risk of flooding from ground water – this area is outside of a ground water flood alert area.

Risk of flooding from any reservoirs – very unlikely.

Graham Askew

7th September 2026