

Planning Design Statement

6 Waterfield Close, Horsham, West Sussex

Householder Application for Extensions

This application seeks permission for extensions and associated alterations to the existing detached dwelling at 6 Waterfield Close, as shown on the submitted drawings .

Existing Property and Site

The property is a two storey detached dwelling within an established residential area. The existing house currently provides three bedrooms with a garage and open plan living arrangement at ground floor level.

Proposed Development

The proposals include a side extension to provide a new master bedroom with ensuite at first floor level, together with internal reconfiguration and a rear extension to improve the overall layout and connection to the garden.

The scheme rationalises the internal arrangement to better suit modern family living while making efficient use of the existing footprint.

Design and Appearance

The side extension has been designed with a hipped roof form at a matching low pitch to the existing dwelling to avoid unnecessary bulk and ensure it remains visually subordinate. Its form reflects the established character of the area and draws similarity to No.1 Waterfield Close when entering from Stirling Way.

The rear extension introduces a more contemporary element, providing contrast while remaining proportionate and well integrated with the host dwelling. The use of white render to the rear is a common material seen on other properties within Waterfield Close and the adjoining Stirling Way, helping the proposal sit comfortably within the wider context.

Existing window openings are adjusted to achieve better alignment and overall balance to the elevations. All existing white window frames, fascias, soffits and barge boards will be replaced with dark grey to provide a consistent and modern appearance. The existing roof tiles will also be renewed.

These material changes reflect a subtle shift seen within the street, with No.4 Waterfield Close directly opposite already adopting a similar dark grey palette, helping to create a cohesive and updated appearance while complementing the more contemporary rear addition.

Impact on Surroundings

The scale and massing of the proposed extensions have been carefully considered to avoid any adverse impact on neighbouring amenity.

The attached single storey garage is positioned close to the boundary with a public footpath, however it remains low in height and is set behind an existing timber fence. As such, it will not result in harm to the character or use of the path. A similar arrangement is evident at No.5 Waterfield Close opposite, reinforcing that this is consistent with the local pattern of development.

Openings have been designed to avoid overlooking, with obscure glazing used where appropriate.

Sustainability and Practicality

The proposal makes more efficient use of the existing dwelling without increasing pressure on local infrastructure, including parking provision.

In addition, the works provide an opportunity to significantly upgrade insulation and improve the thermal performance of the building, resulting in reduced energy usage and improved overall efficiency.

Conclusion

The proposed development represents a well considered and proportionate extension that enhances the usability of the dwelling while respecting the character of the surrounding area. The design, scale and material choices are appropriate and the scheme is considered to comply with relevant planning policy.