



DESIGN & ACCESS STATEMENT

For

Proposed Replacement Annexe

Tim Mitra
Palmers Stud
West Chiltonington Lane
Billinghurst
RH14 9DN

Reference: HA_45855

Date: 5th August 2026

DESIGN & ACCESS STATEMENT

Project: Proposed Replacement Annexe in lieu of Approved Annexe Alterations

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

Applicant: Tim Mitra

Agent: Hampton Architectural

Reference: HA_45855

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1.0 INTRODUCTION & PLANNING HISTORY

This Design and Access Statement has been prepared in support of a householder planning application for a proposed replacement residential annexe at Palmers Stud, West Chiltington Lane, Billingshurst.

1.1 Planning History & Background Context

- **Certificate of Lawful Development (DC/25/2059):** Approved on 02/04/2026 for the installation of an 18-panel roof-mounted solar array on the south/southeast pitched roof of the existing ancillary outbuilding.
- **Householder Approval (DC/25/2160):** Granted on 15/05/2026 for a two-storey rear extension to the main dwelling, dormers, rooflights, installation of a micro wind turbine, and the conversion/refurbishment of the existing single-storey outbuilding into habitable living space.
- **Non-Material Amendment (DC/26/0990):** Approved on 15/07/2026 for non-material changes to external materials (cladding, soffits, fascias, guttering, window frames, and doors) across the site.
- **Current Site Situation:** The application site currently comprises the primary detached two-storey dwelling and a single-storey outbuilding/annexe. (Note: While the main dwelling has benefit of planning permission DC/25/2160 for a two-storey extension, these works have not yet commenced, and the site/location plans reflect the main house as existing).

1.2 Justification for the Replacement Annexe

Following the grant of planning permission (DC/25/2160), detailed structural inspections were undertaken prior to commencing the outbuilding conversion.

These investigations revealed significant structural deficiencies in the existing masonry/walling and roof framing. Remediating these issues, requires extensive

underpinning, wall rebuilding, and structural steel retrofitting, which proves economically unviable and technically impractical compared to a purpose-built replacement.

Consequently, permission is now sought to construct a high-quality replacement annexe in lieu of converting the original structure.

2.0 COMPARATIVE ANALYSIS (EXISTING VS. APPROVED VS. PROPOSED)

The proposed replacement scheme rationalises the footprint and positioning while maintaining a subservient relationship to the main house.

Feature	Existing Outbuilding (A108/A203)	Approved Conversion (DC/25/2160)	Proposed Replacement (A109/A204)
Footprint / Total Area	Approx. 105 m2	Approx. 105 m2 (within existing shell)	94 m2 (Net internal floor area reduced)
Overall Length	22.4 m	22.4 m	19.2m (Reduced length)
Position & Boundary Setback	Built directly on / immediately adjacent to the western boundary.	Retained on boundary wall line.	Shifted eastwards away from the western boundary, providing clear maintenance access, improving openness, and protecting boundary root structures.

Ridge Height	3.18m above reference level.	3.18m above reference level.	3.60m above reference level (A minor +0.42m increase to allow modern insulated roof and floor build-ups) .
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3.0 DESIGN PRINCIPLES, LAYOUT & AESTHETICS

3.1 Layout & Massing

- **Positioning:** Moving the footprint away from the western site boundary creates a visual buffer and eliminates structural foundation issues along the boundary line.
- **Internal Layout:** The internal arrangement is reconfigured into a logical, accessible linear plan featuring a dedicated Entrance Hallway, open-plan Living/Dining area, three bedrooms, a dedicated Utility room, family Shower Room, and WC.
- **Head-Height Adjustment:** The slight ridge height increase to 3.60m facilitates compliance with modern Part L Building Regulations (enhanced roof and floor insulation) while maintaining a low-profile, single-storey appearance.

3.2 Materials & External Appearance

The proposed materials align with the recent approval under Non-Material Amendment **DC/26/0990** to ensure visual consistency across the entire property:

- **Walls:** Off-white render above DPC ; facing brickwork below DPC to match the main dwelling.
- **Roof:** Pitched roof finished in dark grey slate to match the primary dwellinghouse. Rooflights (Velux) integrated into the roof slopes.
- **Fenestration & Joinery:** Light grey/brown windows and doors matching the approved palette for the main house. Soffits, fascias, downpipes, and guttering in light grey/brown.

4.0 SUSTAINABILITY & ENERGY EFFICIENCY

The replacement structure allows for a superior "fabric-first" construction approach compared to converting an old shell:

1. **Building Envelope:** Constructed from the ground up to exceed current Building Regulations for thermal performance, airtightness, and insulation.
2. **Solar PV Microgeneration:** The south/east-facing roof pitch is designed to integrate the roof-mounted solar PV array previously established under Lawful Development Certificate **DC/25/2059**.

3. **Water Efficiency:** Fitted with modern sanitaryware to comply with the 110 litres/person/day limit under Policy 37 of the Horsham District Planning Framework (HDPF).

5.0 ACCESS, PARKING & AMENITY IMPACT

- **Access & Parking:** Existing vehicular and pedestrian access from West Chiltington Lane remains unchanged. Ample off-street parking and turning space is retained within the driveway curtilage.
- **Ancillary Use:** The replacement building will remain ancillary to Palmers Stud for guest, family, and multi-generational living, complying with standard planning conditions prohibiting its severance as an independent dwelling unit.
- **Amenity Impact:** Shifting the building away from the western boundary and re-orienting fenestration toward the private garden/driveway prevents overlooking, overshadowing, or loss of light to adjacent land.

6.0 POLICY COMPLIANCE & CONCLUSION

The proposal satisfies the relevant policies of the **Horsham District Planning Framework (2015)**:

- **Policy 28 (Replacement Dwellings and House Extensions in the Countryside):** The replacement annexe is subservient, occupies a reduced footprint, and sits comfortably within the established curtilage without harm to the rural setting.
- **Policies 32 & 33 (Quality of New Development & Development Principles):** Demonstrates high-quality design, improves boundary relationships, and utilises a material palette that complements the main house.
- **Policies 35, 36 & 37 (Climate Change & Sustainable Construction):** Implements a fabric-first approach with integrated renewable energy provision.

Rebuilding the outbuilding provides a structurally sound, highly insulated, and aesthetically unified replacement that improves site layout over the previously approved scheme.

We respectfully request that planning permission be granted.