

Design, Access and Planning Statement



North Elevation

Address of Proposal

18. Bethune Road. Horsham, West Sussex. RH13 5JP

Introduction.

The proposal is for the construction of a two-storey rear extension and internal alterations all to provide additional domestic accommodation.

The Site/ Access

The site is currently a semi-detached, private dwelling. Constructed using local materials to a traditional design. All set within a mature, private garden. In all 315m², (0.315 hectares) as shown on the site plan, all boundaries are clearly designated and fenced, which will all be retained.

There are no public rights of way within the property.

There is ample of road, on-site parking for minimum two vehicles.

Vehicle and pedestrian access to the site will be unaltered, hard landscaping will be retained.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing. The site is generally level on both compass axis.

Planning History

- DC/16/2033 - Two storey rear extension. Approved 17th October 2016.

General

The proposal consists of

- The construction of a two storey, 4.2m wide x 3.7m, rear extension.
- Internal alterations.

It is proposed to be constructed using matching, locally sourced, multi stock, brickwork to ground floor, with colour washed, sand: cement rendered first floor, all under a matching dark plain tile, all to match existing.

Site Constraints

The site lies within the built up area of Horsham.

Relevant Planning Policies

- The National Planning Policy Framework (NPPF) (2021) is a material planning consideration when assessing and determining planning applications.
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- **Horsham District Planning Framework (2015):**
- Policy 31- Green Infrastructure and Biodiversity
- Policy 32- Strategic Policy: The Quality of New Development
- Policy 33- Development Principles
- **Horsham Business Blueprint Neighbourhood Plan (2019-2036):**
- Policy HB3: Character of development
- Policy HB4: Design of development

Design.

The proposal has been designed with regards to existing approved, constructed two storey rear extensions, to the adjacent neighbour (No 20) and the local area generally.

Impact on neighbours and surrounding areas.

The site is adjacent to and has its direct access to Bethune Road, a public highway.

The site is secluded, with screening to all boundaries.

The proposed extensions are set away from both the adjacent boundaries, 3.9m to the Eastern and 1.4m from the Western.

The "adjacent" neighbours being;

- Nos 20, attached, to the East which already benefits from 3.0m deep two storey extension on the boundary and
- Nos 16, detached, but the two storey property is set back 3.7m from the application dwelling. With a single staircase landing window partially overlooking the application site on the East Elevation.

The previously approved two storey extension (BC/16/2033) was 3.9m deep. So this applications proposal is smaller

This proposal therefore will have no increased impact/ cause no harm to the amenities or outlook of the neighbouring properties.

Discussion

The proposal has been designed within the constraints of the latest applicable national and local planning policies and guidance.

The proposal has been designed with reference and regards to existing extended properties along Bethune Road and adjacent neighbour (20). To generally improve the layout of the property, bringing it up to how modern families live their daily lives.

The proposal has been considered with regards to the orientation of the site with the primary outlook of the extensions, to the South and East, rear, being over the private gardens, with no overlooking views to adjacent neighbouring properties.

Conclusion.

With reference to the applicable planning policies and identified existing, approved, very local, extensions.

The proposed scheme will provide a well-designed, family orientated dwelling, providing modern living space that will enhance and improve the property, incorporating modern, materials and high standard workmanship.

We therefore request that the planning authority supports and approves the application.