



ARCHITECTURAL DESIGN  
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## Design & Access Statement

### Site:

1 Peskett Close  
Barns Green  
RH3 0RY

### Proposal:

REAR SINGLE STOREY EXTENSION WITH FLAT ROOF AND TWO ROOF LANTERNS.

Mr & Mrs G & S Gough

### Location & Description of Application Site

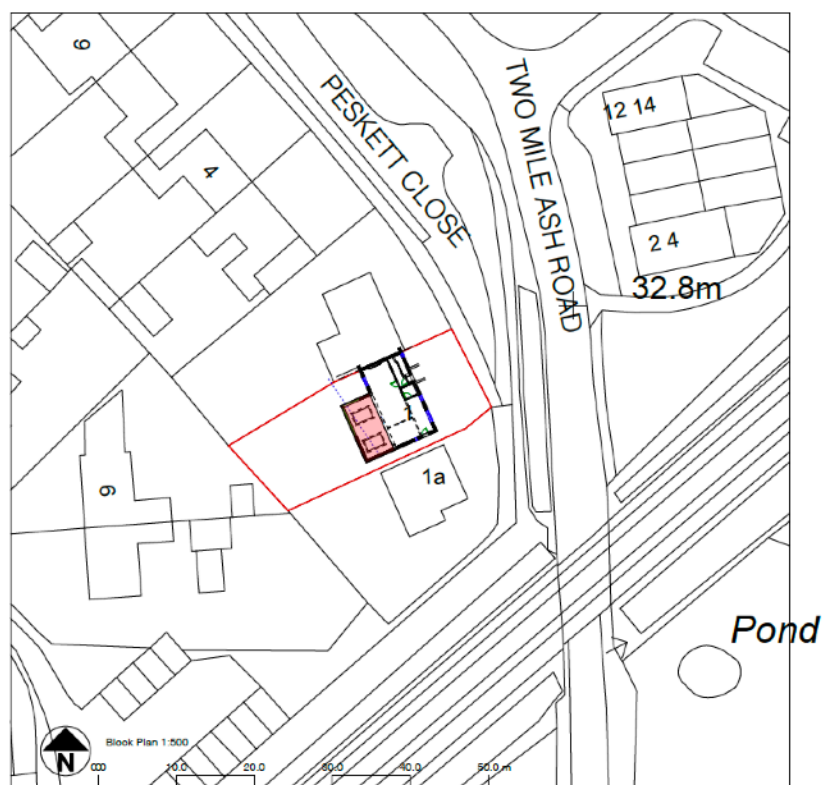
The site is on the north east side of the village of Barns Green and is in the built up area. The property is an ex local authority built semi detached house built circa 1950. The adjacent property to the south of the application is a new built detached dwelling which then abuts the railway line.

The property is a well sized semi detached family home with a well screened & private garden to a good size. There are no noticeable original architectural features other than a recently added gable ended oak framed porch which helps to break up the principal elevation, which is a medium red multi stock facing brick. Fenestration is modern and anthracite grey colour.

Reproduced below is an extract showing the existing elevations and proposed block location



Propose extension highlighted in pink in similar alignment with adjacent properties"



Pictures below show the rear of the application property and the relationship to, the adjacent properties:



EXISTING REAR OF PROPERTY SHOWING RELATIONSHIP TO ADJACENT PROPERTIES



It can be noted that there is a mixture of face bricks to the southern side of the building. This is NOT an extension however that side of the property has suffered subsidence and has been rebuilt by the current applicant back to the original footprint. The brick match was the best available.

### **The Proposal:**

A rear single store extension is proposed measuring 8m in width and 4m in depth. A flat roof is proposed with two roof lights. The height of the flat roof will be approx 3m from ground level. The extension aligns with the southern corner of the property and by being only 8 metres in width leaves a substantial gap to the immediately adjoined neighbour.

The extension protruded approx 1 metre past the adjacent property to the south which is a two storey height at this point, the extension proposed is however only single storey and thus has little impact on the neighbour nor any overshadowing implications. No southern fenestration is proposed.

Materials proposed will be face brick work up to DPC, then Corten Patten rusted steel cladding to elevations along side the anthracite fenestration. Flat roof fascia/soffit likewise will be anthracite to match.

Attached below is an extract of the proposed elevations, new works lined red.



The garden will be landscaped following works to include a small patio area.

The option was considered to submit a larger homes scheme application for the 4m rear extension, however since the Corten cladding is being proposed this would not be matching materials and so would not comply. The size detailed at 8m x 4m would however be within the parameters for the larger homes scheme if matching face brickwork was to be used.

### Family Needs.

The proposal is to create a very large open space living dining & kitchen area. The applicants have two non vocal autistic children and they really need the space for their children to adapt well with plenty of room, along side this they also need some space for themselves whilst keeping their children in visible range.

### Relevant Planning Policy

The statutory Development Plan for the area comprises the Horsham District Planning Framework 2015.

Policies within the Horsham District Planning Framework 2015 considered relevant to this application include Policy 32 and 33. These are reproduced in full below and overleaf.

## Policy 32

### Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

## Policy 33

### Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

## Evaluation

This is a carefully considered proposal which produces a form and design of extension that would sit comfortably on the host property.

The design could have been submitted under the larger homes scheme, however different materials have been proposed.

There is no adverse effect to the street scene as all works are to the rear of the property.

It is considered that there is no impact on any adjacent neighbours or property in any way.

Relating this proposal to relevant Local Plan policy, it is considered that the development meets the requirement for high quality and inclusive design set out within Policy 32.

The proposed extensions respect the spatial qualities of the original property. The form and scale of the extension respect those of the host dwelling and would be read as subsidiary in scale to the main house.

The general development principles set out within Policy 33 are also met.

No unacceptable harm to the amenities of neighbouring properties would arise. The extensions have an acceptable scale, massing and appearance.