Architecture-Town Planning - Licensing

11/06/2024

Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

W: www.seandse.co.uk
E: info@seandse.co.uk
M: 0740 476 5500
T: 020 4579 53 00

Severn Cottage, Charlwood Road, Ifield, Crawley RH11 0JZ

Dear Sir/Madam,

We are applying for the erection of a single-storey porch. We received approval for the demolition of the existing porch and single-storey side conservatory, and the erection of a part two-storey and part single-storey side extension (DC/23/1031). During this process, several proposed porches were refused. We have now reviewed all feedback and decided to submit a separate application for the erection of a single-storey porch with improvements. This is because our application definitely needs a porch like this, and we are committed to taking all necessary steps and improvements to gain approval without causing any disturbance or visual impact. Therefore, your insights would be greatly appreciated.

Policy Compliance and Design Considerations
High-Quality Urban Design (Policy 32 & Policy 33)
We understand the importance of maintaining a high standard of urban design, architecture, and landscaping as outlined in Policies 32 and 33 of the HDPF 2015. The revised design for the porch aims to complement the existing character of Severn Cottage and its neighbouring property. Key changes include:

- **Reduction of the Porch Pitch:** The porch design has been modified to a pitched roof, ensuring it blends seamlessly with the existing rooflines and architectural style of the neighbouring properties.
- **Re-balanced Fenestration:** The fenestration has been carefully redesigned to align with the windows and doors of the existing house, promoting visual harmony.

Local Character Considerations
It is important to note that the local character of the area has not been officially defined, given that the surroundings are still developing. A Google Earth view reveals that there is too little development to definitively define the local character. The design of the neighbouring property should not be the sole determinant of local character. If only the neighbouring property is taken as a reference, it is restrictive and puts us at a disadvantage, as we are always one step behind unless applications are submitted simultaneously. Our proposed porch aims to contribute to the evolving aesthetic of the area. The porch design aligns with the existing window and door locations, and all colours and materials used are of high quality. Furthermore, the overall building height, colours, width, and sizes are consistent with the existing building. The addition of a porch to Severn Cottage would match the aesthetic of the neighbouring property while also enhancing the functionality and practicality for the occupants.

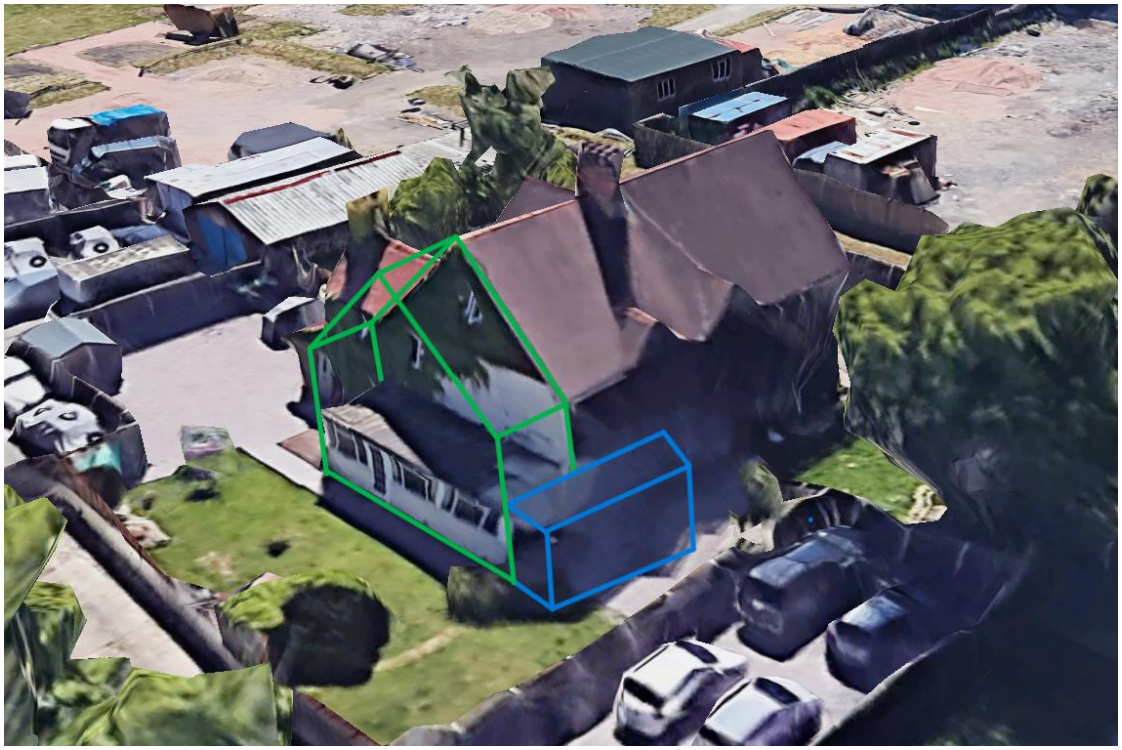


Fig 1: Showing Aerial view of site.



Fig 2: Showing Aerial view of site



Fig 3: Showing Street View of Site



Fig 4: Showing Street view of site.

Justification for the Porch

The porch will provide a sheltered entryway, improving the overall usability of the property, especially during adverse weather conditions. The porch is designed to be a subtle addition, located behind two fences and a car park, ensuring it does not dominate the principal elevation. The design is considerate of the visual impact on the surroundings, adding variety without being intrusive. Please see the attached pictures for a more detailed overview, with reference arrows illustrating how little visual impact the porch would have.



Fig 5: Showing Charlwood Road



Fig 6: Showing Street view facing building

Conclusion

We firmly believe that the revised design addresses the concerns raised and meets the criteria set forth in Policies 32 and 33. The proposed porch will enhance the functionality of Severn Cottage while maintaining the visual harmony of the neighbourhood. The planning policy should strike a balance between practicality and visual impact, and in this case, practicality far outweighs any potential visual impact.

Thank you for your time and consideration. We are committed to working collaboratively to achieve a design that benefits both the residents and the community.

Yours sincerely,

Se & Se