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

Architecture - Town Planning - Licensing

DESIGN AND ACCESS STATEMENT

Horsham
District Council

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1. Introduction

1.1. This Design and Access Statement accompanies the application for the Erection of a single storey porch at Severn Cottage, Charlwood Road, Ifield, Crawley, RH11 0JZ.

1.2. It explains the concept and principles of the proposed development in relation to key issues such as surrounding context. It also examines how the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

1.3. This statement is divided into seven main sections and has the relevant information included in the introduction, the context of the site, the proposed development, planning history, planning policy context, appraisal and conclusions.

1.4. In addition, the Design and Access Statement is supported by the application submissions sent electronically via the Planning Portal.

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2. Site description

2.1. The application site is located at **Severn Cottage, Charlwood Road, Ifield, Crawley, RH11 0JZ.**

2.2. The site is located on the east side of Charlwood Road and outside the built-up area. For the purposes of planning policy, the site is deemed to be in the countryside.

2.3. Severn Cottage is positioned approximately 10m from its front boundary and a further 10m from the edge of Charlwood Road.

2.4. The property is not listed and not located within a conservation area.

3. The Proposal

3.1. The proposed development involves the Erection of a Single Storey Porch at **Severn Cottage, Charlwood Road, RH11 0J.**

3.2. The proposed front porch will provide a wider and more functional entrance area.

3.3. The fenestration has been carefully redesigned to align with the windows and doors of the existing house, promoting visual harmony.

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4. Planning History

4.1. Ref. No: RS/49/03 | Status: **Application Permitted** | Severn Cottage, Charlwood Road, RH11 0J. |

Conversion of buildings to B1 and B8 use.

4.2. Ref. No: RS/57/90 | Status: **Application Refused** | Severn Cottage, Charlwood Road, RH11 0J. |

Partial demolition and partial retention of outbuildings for class b1 use with car parking and landscaping.

4.3. Ref. No: RS/19/91 | Status: **Application Refused** | Severn Cottage, Charlwood Road, RH11 0J. |

Change of use to guest house.

4.4. Ref. No: RS/35/92 | Status: **Application Permitted** | Severn Cottage, Charlwood Road, RH11 0J. |

Change of use to part bed & breakfast accommodation & part residential.

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4.5. Ref. No: RS/59/96 | Status: **Application Refused** | Severn Cottage, Charlwood Road, RH11 0J. |

Retention of mobile home.

4.6. Ref. No: RS/43/97 | Status: **Application Refused** | Severn Cottage, Charlwood Road, RH11 0J. |

Certificate of lawful use for stationing of a mobile home.

4.7. Ref. No: DC/05/1867 | Status: **Application Permitted** | Severn Cottage, Charlwood Road, RH11 0J. |

2-storey extension replacing single storey flat roof extension.

4.8. Ref. No: DC/09/0273 | Status: **Application Permitted** | Severn Cottage, Charlwood Road, RH11 0J. |

Addition of pitch roof to garage and alterations including amendments to garage doors to create games room above.

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4.9. Ref. No: DC/18/1161 | Status: **Application Permitted** | Severn Cottage, Charlwood Road, RH11 0J. |

Erection of a two storey side extension replacing an existing single storey flat roof extension. Repeat application to DC/05/1867.

4.10. Ref. No: DC/20/1110 | Status: **Application Permitted** | Severn Cottage, Charlwood Road, RH11 0J. |

Installation of pitch roof to garage and alterations including amendments to garage doors to create habitable living space above.

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5. Planning Policies

- National Planning Policy Framework (2021)
- Horsham District Local Plan 2019-2036
  - Policy 1
  - Policy 22
  - Policy 32
  - Policy 33
  - Policy 34
- Planning Permission for Home Extensions Guidance

National Planning Policy Framework (2021)

5.1. In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) published in 2021.

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5.2. The NPPF is clear that Planning Permission should be granted for development where it accords with planning policy. To this end in Paragraph 7 of the NPPF the point is made that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

5.3. Paragraph 8 of the NPPF outlines the three strands to sustainable development namely economic, social and environmental objectives. It includes an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

5.4. Paragraph 9 reinforces the point that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

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5.5. The National Planning Policy Framework at Paragraph 11 makes it clear that a presumption in favour of sustainable development is at the heart of national planning policy and where a proposal accords with planning policy then it should be permitted without delay.

5.6. Further attention is drawn to Paragraph 38 of the NPPF which encourages local planning authorities to approach decision-taking in a positive way by looking for solutions rather than problems. Decision-takers at every level should seek to approve applications by using the full range of planning tools available to them and working proactively with applicants.

5.7. Paragraph 51 of the NPPF, which identifies local circumstances as a relevant factor to consider when making decisions. Further Paragraph 55 makes it clear that planning conditions should be kept to a minimum and only imposed where necessary.

5.8. Paragraph 54 states Local planning authorities should consider whether otherwise unacceptable development could be made acceptable using conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

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Horsham District Local Plan 2019-2036

5.9. Together with the NPPF, the Horsham Local Plan Core Strategy document will be the main basis for decision-making and managing development.

- **Policy 1 – Strategic Policy: Sustainable Design**

5.10. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

5.11. Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

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5.12. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission, unless material considerations indicate otherwise - considering whether;

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

- **Policy 22 – Replacement Dwellings and house Extensions in the countryside**

5.13. Outside the defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

5.14. Replacement dwellings should not be disproportionate to the size of the existing dwelling. Extensions should be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be considered.

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5.15. **Policy 32 and 33 of the HDPF** seeks to ensure that development promotes a high standard and quality of design to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development 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.

- **Policy 34 – Development Principles**

5.16. To conserve and enhance the natural and built environment, all proposals for development will be required to:

- Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist and meet the requirements of, and accord with, other Local Plan policies and designations;
- Provide or retain a good standard of amenity for all existing and future occupants of land and buildings of the proposed site;
- Be designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example through overlooking, dominance or overshadowing, traffic generation and general activity, noise, odour and/or vibration, whilst also having regard to the sensitivities/impact of surrounding development;

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- Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and 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;
- Ensure that it is locally distinctive in character, respects and responds to the character of the surrounding area (including the overall setting, townscape features, views and green corridors) and, where available and applicable, takes account of the recommendations/ advice in the relevant Supplementary Planning Documents, Design Statements and Character Assessments;
- Use high standards of building materials, finishes and landscaping and be sustainable in design and construction, incorporating best practice in resource management, energy efficiency and climate change adaption;
- 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.

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

- Incorporate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities;

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- Incorporate measures to reduce actual or perceived opportunities for crime or antisocial behaviour both on the site and in the surrounding area. Measures include the creation of visually attractive frontages with windows and doors that provide informal surveillance of public areas by occupants of the site, adjoining streets and public spaces; and
- Make a clear distinction between the public and private spaces.

Planning Permission for Home Extensions Guidance

5.18. The council consider all home extension planning applications against the Horsham District Planning Framework. Any new development should be of a high standard of design and layout and take into consideration its natural and built surroundings in term of scale, density, height, massing, siting, orientation, views, character, materials and space between buildings.

5.19. An extension should be of a scale which is sympathetic to and does not overpower the original building.

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6. Appraisal

6.1. 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.

6.2. Roof tiles and building materials used in the Erection will match the existing ones in terms of materials, texture, colour and size.

6.3. Considering the information above, the proposed development is appropriate in this location and is acceptable.

Access and Parking

6.4. The existing site access will be retained.

6.5. The proposed access and parking arrangements have been designed to ensure that there is no negative impact on the safety of the flow of traffic.

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Impact on Highways/Parking

6.6. This application does not impact on the surrounding highway network

7. Conclusion

7.1. Having analysed the planning policy context and material considerations the proposals don't present significant issues which would warrant a refusal.

7.2. As shown in the application, with the proposed mitigation measures in place, the plan will not have a negative impact on the neighbourhood.

7.3. Having regard to the above, it is considered that the proposed development accords with the policy objectives of the current Local Plan and the NPPF. Planning Permission should therefore be granted for this proposal having regard to the benefits outlined in this statement.

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