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DESIGN AND ACCESS STATEMENT

PROPOSAL:

Rear and side single storey extension

SITE:

79 Lambs Farm Road
Horsham
RH12 4LE

Location & description of site

The application site is located in the North East built up area of Horsham. It is a 1960/70 semi detached gable ended property typical build of this area with no great architectural features. The majority of surrounding properties in the road are of a similar style.

The property is currently a 3 bedroom property of limited space and typical of its construction era.

Historically planning permission was granted for this property ref DC/22/0997 for a much larger scheme but never implemented. Permission for a LDC have been gained for an attic conversion DC/26/0046.

No 77 has recently gained permission and built a single storey rear extension similar in size and style to this application.

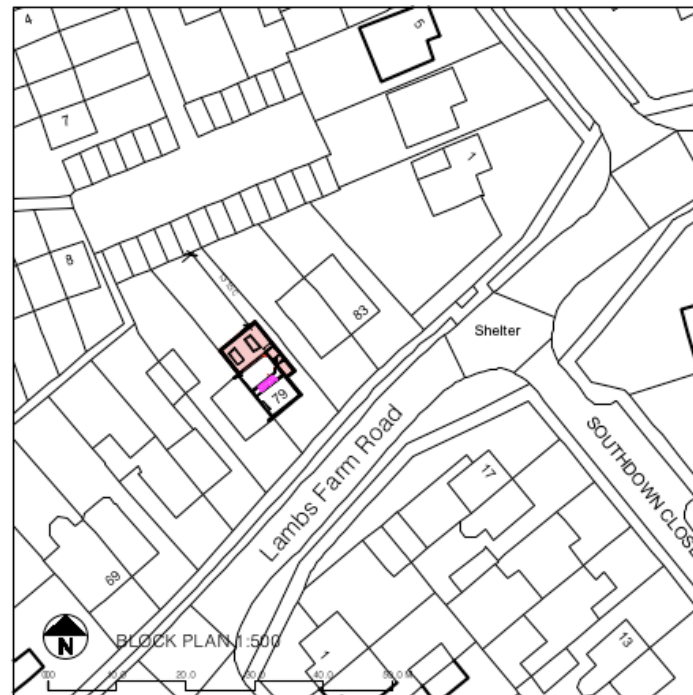
The Proposal

The proposal is to add a single storey side and rear extension with flat roof and roof lights. The width of the proposal is the same as per the non implemented grant of DC/22/0997. The depth has been slightly increased to 4.5 metres from the rear wall. This dimension was necessary due to the location of a public sewer as highlighted on the drawings and the requirements as set by Southern Water for distances built away from their drain. Southern Water Build Over approval has been obtained and details attached with the plans.

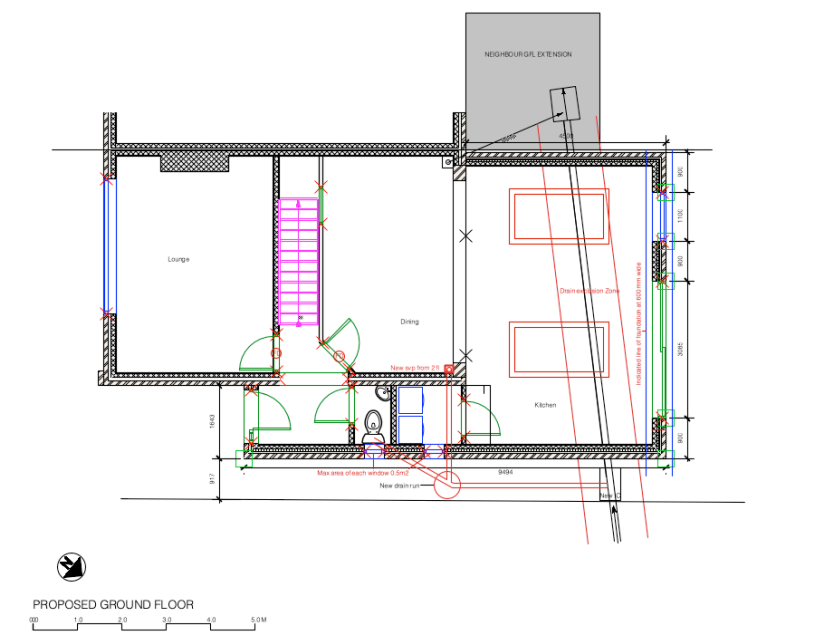
The justification also for this increase is that it does not extend any further than the existing property no 81 and since the adjacent property no 77 has now constructed a similar sized extension, it is not dominant nor overlooking to the neighbour to the west.

The second floor extension which was granted has been omitted since an attic conversion granted provided better space accommodation for the applicant.

Details attached showing proposed block relationship to adjacent neighbours and proposed extension works.



Block plans showing relationship to, adjacent properties



Proposed floor plan with drain exclusion zone plotted (red lines)



Proposed elevations new works lined red

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 rear extension is a modest increase to the existing building but provides greatly needed family space, entrance porch and larger kitchen day room. There is an existing side lean too which will be replaced by this proposal

When viewed within the street scene, it would represent a sensitively designed and comfortable addition with very little impact to the immediate neighbour.

The proposed principal elevation demonstrates that the extension would integrate itself successfully into the street scene without appearing unduly bulky. Neither would it be unacceptably close the existing spacing between it and the immediate neighbouring property of No 81 Lambs Farm Road.

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 street scene. 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.

There is still a considerable depth left for the garden and amenity area following the works.

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 and appropriate matching building materials are proposed.