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DESIGN AND PLANNING STATEMENT
Proposed Two-Storey Rear Extension and New Mono-Pitched Roof to Existing Front Flat Roof with hall extension in lieu of glazed porch.

Property: 45 Shepherds Way Horsham West Sussex RH12 4LZ

Applicant: Mr and Mrs Soliman

Local Planning Authority: Horsham DC

Proposal:
Construction of a two-storey rear extension, extending 4.0 metres from the rear elevation of the existing dwelling, together with the installation of a new mono-pitched roof over the existing flat roof at the front of the property with hall extension in lieu of glazed porch.

1. Introduction

This Design and Planning Statement has been prepared in support of a householder planning application for alterations and extensions to the existing dwelling.

The proposals comprise a two-storey rear extension with a projection of 4.0 metres, positioned approximately 2.0 metres from the nearest side boundary and 8.0 metres from the opposite side boundary. The application also seeks permission for a new mono-pitched roof over the existing flat roof at the front of the house with hall extension in lieu of glazed porch.

The proposals are intended to improve the accommodation and functionality of the existing dwelling while maintaining an appropriate relationship with the original house, neighbouring properties and the surrounding residential environment.

2. Site and Surroundings

The application site comprises an existing 2 storey detached residential property within an established residential setting.
There is an existing kitchen , dining room, sitting room and study at ground floor level, three bedrooms, airing cupboard and a family bathroom at first floor level.

The proposed rear extension would be located within the existing residential curtilage and would remain ancillary to the use of the property as a single dwelling house.The proposed extension would provide an open plan kitchen / sitting room, over looking the garden at ground floor level and an extension to one bedroom with an ensuite shower room to provide a master bedroom and a 4th bedroom at first floor level. Alterations to the internal layout will provide a utility room, cloakroom, and dining room at ground level and a family bathroom and linen cupboard at first floor level.

The site has two side boundaries at differing distances from the proposed extension. The extension would be set approximately 2.0 metres from the nearest side boundary and approximately 8.0 metres from the opposite side boundary. These relationships have been taken into account in considering the siting and potential impact of the development.

Of particular relevance to the assessment of the proposal is the relationship with the neighbouring property on the side nearest to the extension. The rear building line of the proposed extension would align with the rear building line of the neighbouring garage. The neighbouring dwelling itself is positioned approximately 7.0 metres further back than the garage.

Consequently, the proposed extension would not project beyond the established rear building line represented by the neighbouring garage. This existing arrangement is an important consideration in assessing the scale, siting and potential impact of the proposed development.

The existing house also incorporates a flat roof at the front. The proposed mono-pitched roof and replacement glazed porch with a masonry constructed extension to the hall would provide an alteration to this part of the building, improving its energy performance, roof form and appearance.

3. The Proposed Development

3.1 Two-Storey Rear Extension

The proposed extension would project 4.0 metres beyond the existing rear elevation and would provide additional accommodation at ground and first-floor levels of about 61 sq m.

The extension would be designed to integrate with the existing dwelling in terms of its scale, proportions, architectural detailing and external materials. The intention is to achieve a coherent addition that complements the original house rather than appearing as an unrelated or visually intrusive structure. The roof over the rear extension is a simple gable ended roof over sailing the existing. It will be no higher than the existing roof ridge height, and would have the same pitch.

The two-storey form would make efficient use of the available residential plot and provide additional accommodation without the need to extend the building excessively into the rear garden. However the rear garden is particularly large currently at 18 m wide and 33 m long.

The proposed extension would align with the rear building line of the neighbouring garage, rather than extending further into the rear garden than that existing neighbouring structure. The neighbouring house is set approximately 7.0 metres further back than it's garage, creating a staggered relationship between the principal dwelling buildings and their associated outbuildings.

This arrangement is relevant when considering the effect of the extension on the neighbouring property. The proposed development would follow an existing building line established by the garage, and its relationship with the neighbouring house should therefore be assessed in the context of the actual site layout rather than solely by reference to the rear elevation of the neighbouring dwelling.

The proposed position, with a separation of approximately 2.0 metres from the nearest side boundary, would retain a degree of separation from the adjoining property. The greater separation of approximately 8.0 metres from the opposite side boundary would maintain a more open relationship on that side of the site.

3.2 Mono-Pitched Roof to the Front

The proposal includes the installation of a new mono-pitched roof over the existing flat roof at the front of the dwelling.

This alteration would introduce a pitched roof form to the existing flat-roofed section, providing a more considered roof profile and helping to integrate that part of the building with the overall appearance of the house.

The design, height, pitch and external roofing materials would be selected to complement the existing building and ensure that the alteration remains proportionate to the original dwelling.

The proposed roof would be assessed in the context of the existing front elevation and the character of the surrounding street scene.

4. Design Considerations

The design has been approached with regard to the following principles:

Scale and proportions: The rear extension would have a defined projection of 4.0 metres and would be designed to relate appropriately to the scale of the existing house.

Appearance: The extension and new front roof would use an architectural approach and materials sympathetic to the existing dwelling.

Integration: The development would remain clearly associated with the original house and would not introduce a separate or incongruous form of development.

Site layout: The proposed distances from the side boundaries would be retained, maintaining separation from adjoining land and respecting the established residential layout.

Residential amenity: The design would seek to avoid unacceptable effects on neighbouring occupiers, including loss of privacy, overbearing impact and overshadowing.

The proposals represent a domestic-scale alteration to an existing dwelling rather than a change in the established use or character of the site.

5. Impact on Neighbouring Properties

The potential effect on neighbouring residential amenity has been considered in the preparation of the proposals.

The rear extension would project 4.0 metres from the existing rear elevation. Its position approximately 2.0 metres from the nearest side boundary means that the relationship with the adjoining property on that side is an important consideration.

The proposed extension would align with the rear building line of the neighbouring garage, rather than extending further into the rear garden than that existing neighbouring structure. The neighbouring house is set approximately 7.0 metres further back than its garage, creating a staggered relationship between the principal dwelling buildings and their associated outbuildings.

This arrangement is relevant when considering the effect of the extension on the neighbouring property. The proposed development would follow an existing building line established by the garage, and its relationship with the neighbouring house should therefore be assessed in the context of the actual site layout rather than solely by reference to the rear elevation of the neighbouring dwelling.

The extension would be designed to limit any adverse effects arising from its scale, siting and height. Its detailed roof form, external appearance and window positions have been considered in relation to the orientation of the site and the locations of neighbouring windows and private amenity areas.

On the opposite side, the approximately 8.0-metre separation from the side boundary would provide a more open relationship with the adjoining single storey property.

The effect on daylight, sunlight, outlook and privacy on the existing site layout and the position of neighbouring buildings and windows has been considered. The proposals are intended to achieve an acceptable relationship with neighbouring properties.

There are no side facing windows at first floor level of the rear extension that could cause over looking, except for a new window in the existing bathroom which would be high level and glazed with obscured glass.

The new mono-pitched roof over the existing front flat roof would be designed to remain proportionate to the dwelling and to avoid an undue effect on neighbouring residential amenity, being at a good distance away.

6. Planning Policy Considerations

The application should be assessed against the development plan policies applicable to the site, together with relevant national planning policy and guidance.

The principal planning considerations are:

- The effect of the proposals on the character and appearance of the existing dwelling and surrounding area.
- The scale, design and external appearance of the proposed development.
- The effect on the residential amenity of neighbouring occupiers.
- The relationship of the extension to the plot boundaries and surrounding buildings.
- The suitability of the proposed alterations within the established residential setting.

The proposals have been developed with these considerations in mind. The extension would provide additional accommodation within the existing residential curtilage, while the new front roof would alter the appearance of an existing part of the house. It is to be considered that the neighbouring house with the same design was granted planning permission for a similar mono pitched roof in the past.

The detailed design and its relationship with the site and surrounding properties, the proposals are considered capable of achieving an appropriate standard of design and an acceptable relationship with neighbouring development.

7. Conclusion

The application seeks permission for a two-storey rear extension projecting 4.0 metres from the existing rear elevation, positioned approximately 2.0 metres from the nearest side boundary and 8.0 metres from the opposite side boundary, together with a new mono-pitched roof over the existing front flat roof with a hall extension in lieu of glazed porch.

The proposals would improve the accommodation and appearance of the dwelling while retaining its established residential use. The design seeks to respect the scale and character of the original house, make appropriate use of the available plot and maintain an acceptable relationship with neighbouring properties.

For these reasons, the detailed assessment of the proposed design, residential amenity and applicable development plan policies, the proposals are considered to represent an appropriate form of residential development.

Planning permission is therefore respectfully sought.

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