**165 St Leonards Road**

**Horsham**

**West Sussex**

**RH13 6BD**



# Design and Access Statement

## To accompany a Householders Planning Application for a partial two storey and partial single storey rear infill extension

Applicants: Mr and Mrs Barber

October 2024

## 1.0 INTRODUCTION:

1.1 This report has been prepared on behalf of Mr and Mrs Barber, who are the current owners and occupiers of 165 St Leonards Road.

1.2 The applicants wish to create a partial two-storey and partial single storey infill extension to the rear of their property.

1.3 The new additions along with some internal alterations will create a large open plan living space at ground floor level, and an enlarged family bathroom and new ensuite bathroom at first floor level. Which would meet the needs of a modern family and cater appropriately for the scale of the existing property.

## 2.0 LOCATION AND SITE SETTING:

2.1 The application site is situated on the eastern side of Horsham in West Sussex, roughly 1.2 miles south-east of Horsham Railway Station.

2.2 St Leonards Road curves eastwards off of the A281 Brighton Road and then travels north uphill where it becomes Comptons Lane. The property is located centrally on St Leonards Road on the northern side of the road, with its rear garden backing onto the fields and grounds of Forest School. The road consists of residential properties to both sides, all of a similar age of construction, all set back from the road itself and accessed off of private shared drives.

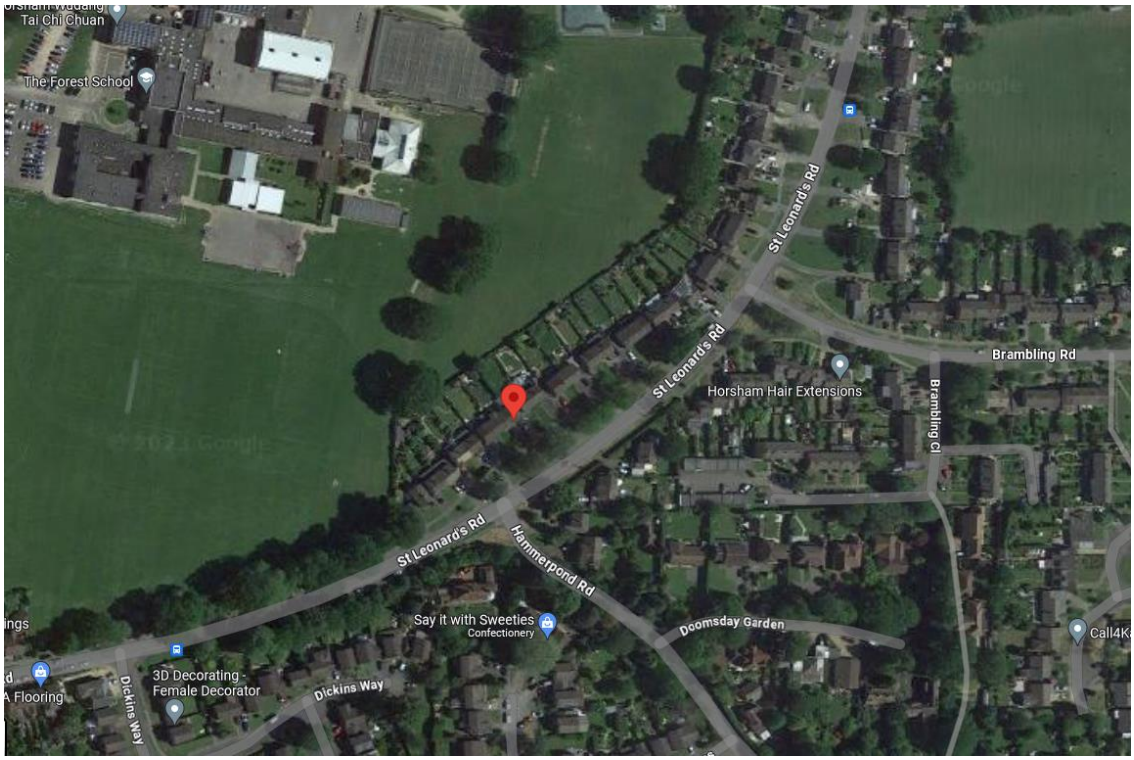



Fig 1: Google Maps Satellite Image showing 165 St Leonards Road, highlighted in red

2.3 The site is not located within a Conservation Area.

2.4 The local area has been characterised by larger properties occupying reasonably sized plots. Many of the properties on St Leonards Road have been extended with numerous examples of front, side and rear extensions over both ground and first floors.

## 3.0 PLANNING HISTORY:

3.1 Historic Planning Applications

165 St Leonards Road

| | |
|---|---|
| Application Ref: | DC/08/1816 |
| Proposal: | 2-storey side, single-storey front and first floor rear extension |
| Decision: | Grant |
| Date: | 15/10/2008 |

| | |
|---|---|
| Application Ref: | DC/07/2646 |
| Proposal: | Demolition of side extension and erection of 2-storey side and front extension and 1st floor rear extension |
| Decision: | Refused |
| Date: | 17/01/2008 |

| | |
|---|---|
| Application Ref: | DC/07/2361 |
| Proposal: | Demolition of existing single storey side extension and erection of two storey side extension and rear extension at first floor |
| Decision: | Withdrawn |
| Date: | 21/11/2007 |

3.2 Other Relevant Local Planning Applications

196 St Leonards Road

| | |
|---|---|
| Application Ref: | DC/21/1942 |
| Proposal: | Demolition of existing rear extension and removal of chimney stack. Erection of a party two storey, part single storey rear extension |
| Decision: | Grant |
| Date: | 23/11/2021 |

214 St Leonards Road

| | |
|---|---|
| Application Ref: | DC/20/1489 |
| Proposal: | Erection of a single and two storey rear extension, conversion of integral garage into habitable living space and general internal alterations |

Decision: Grant
Date: 08/11/2020

205 St Leonards Road
Application Ref: DC/19/1433
Proposal: Erection of a part two storey and part single storey rear extension
Decision: Grant
Date: 09/10/2019

## 4.0 EXISTING PROPERTY

4.1 The existing property is a C20th semi-detached dwelling. The site includes a large driveway to the front and south of the property, side access to the rear of the property along the north-eastern side of the house, and a large garden to the north and rear.




Fig 2: Existing Site Plan

4.2 The existing property is a 1970's two-storey dwelling, which has been extended previously to create a two-storey side extension including the conversion of an attached garage. It includes a 2-storey addition to one side of the rear which creates the dining room and extends a first-floor bedroom. The scale and style of the property is proportionate to the growth of the properties found on St Leonards Road and more generally for this age of property in the wider town setting.

4.4 The dwelling is constructed in red brickwork in stretcher bond, under a brown pan tile gable pitched roof. All windows are casement in white upvc with square glazing bars.

4.3 The front elevation includes the two-storey property with a single storey lean-too porch element under a clay tile roof. A horizontal board cladding detail is included between the two primary windows finished in white. The front elevation is in keeping in form with the neighbouring adjoining property no.163 and together they are a balanced composition. St Leonards Road inclines to the north which can be seen in the image below with the neighbouring property to the right no.167 at a higher ground level of around 400mm.



Fig 3: Existing Front Elevation

4.4 The rear elevation includes the two-storey rear outshot extension under a rear projecting gable roof pitch and a mono-pitched roof over the single storey element.

4.5 To the rear of the property, there is a patio area which is level with the house and includes a large horizontally hung weatherboard shed located along the boundary. Due to the house orientation, this area is largely unused. The garden ground level rises to the north with a large grassed area and a deck for seating with a summer house along the northern boundary. This is where the garden benefits most from the sunshine and where the applicants enjoy spending time outside with their young family.



Fig 4: Existing Rear Elevation



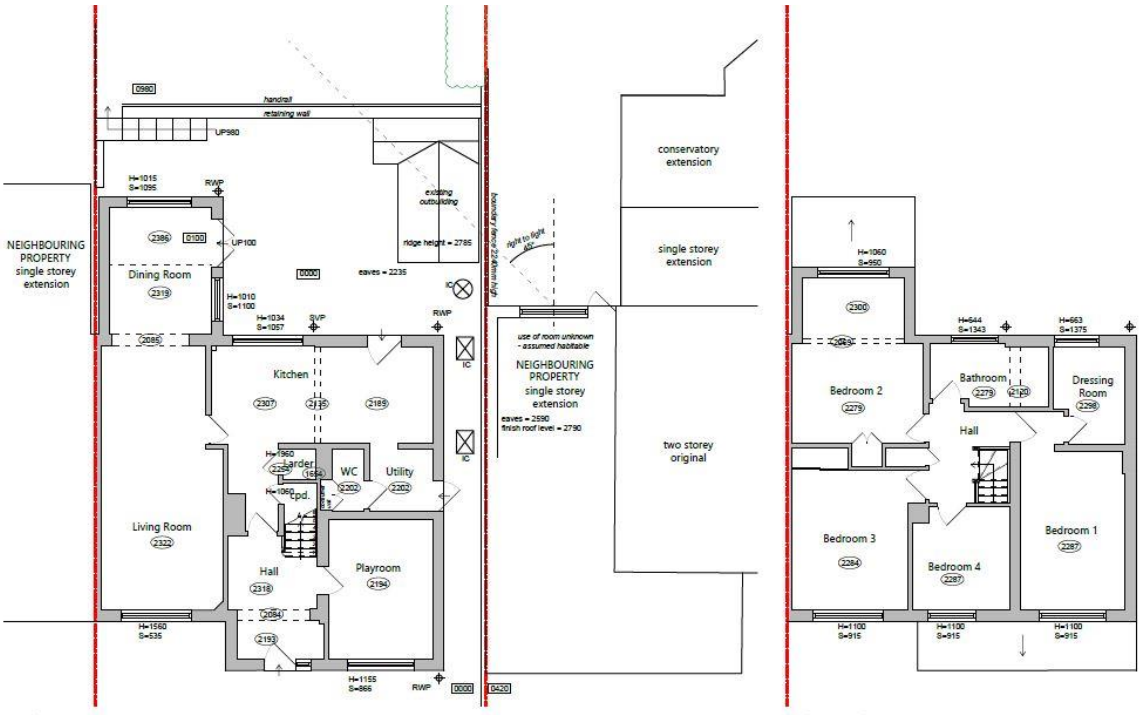
Fig 4: Existing Rear Garden looking north

## 5.0 PROPOSED ALTERATIONS:

5.1 The proposal seeks Planning Permission for the construction of a partially two storey with a single storey element rear infill extension.

5.2 Internally the additions create; an enlarged open plan kitchen dining room and social space at ground floor level, and an ensuite bathroom and enlarged family bathroom at first floor level. Both of which are appropriate in scale and need for catering for the existing 4/5 bedroom family home.

5.3 Externally the proposal is to form central steps leading up towards the rear garden in the spaces which receive the best sunlight and where the applicants primarily use with their young family. Forming staged, raised flower beds and planting to view out of the ground floor windows and also an enclosed bin store area with direct access down the side of the property to the front.




Existing Ground Floor Plan

Existing First Floor Plan

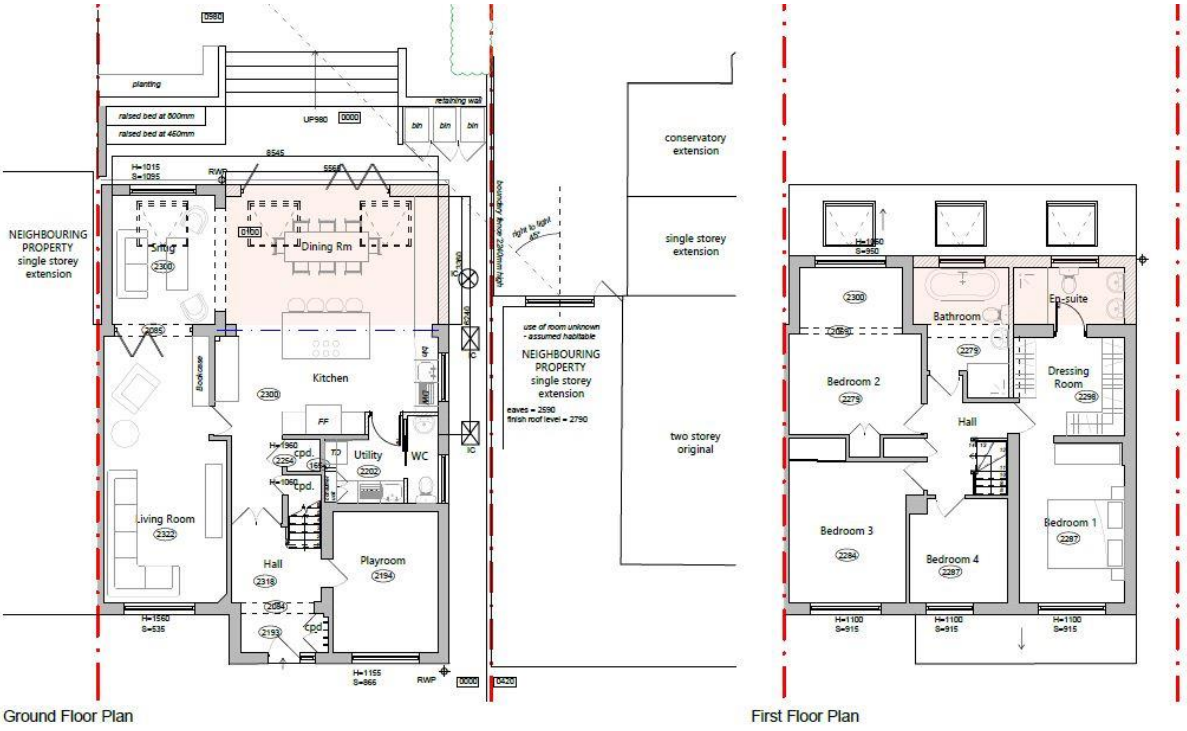



Fig 5: Existing and Proposed Floor Plan

## 5.2 Front South Elevation

There are no proposed alterations to the front and principal elevation of the property. The existing view from the street scheme would have no change.



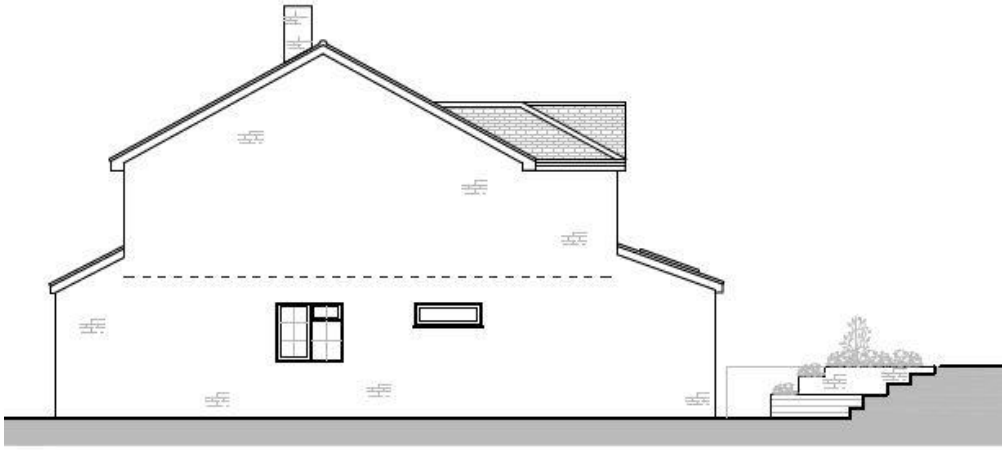

Fig 6: Existing Front South Elevation

5.3 Side East Elevation

1. existing side door infilled and replaced with a high-level window upvc casement window
2. rear infill extension proposed to project in the same form the existing rear extension, finished in red brick to match the existing property
3. single storey element under a mono-pitched roof
4. two storey element under a hipped roof pitch in order to minimise its overall bulk and mass finished in pan tiles to match the existing main roof of the property



East Elevation



East Elevation

Fig 7: Existing and Proposed Side East Elevation

5.5 Rear North Elevation

1. rear infill extension proposed projecting to the same depths of the existing rear extension, which creates a cohesive and attractive rear elevation to the property
2. single storey element under a mono-pitched roof as a continuation of the existing mono-pitched roof finished in square clay tiles, 3no. rooflights are proposed to allow daylight to filter further into the internal spaces.

3. Picture frame window proposed in replacement of an existing casement window
4. Bi-folding door set is proposed opening the open plan living spaces out onto the garden.
5. two storey element under a hipped pan tile roof minimising its bulk and mass, with 2no upvc casement windows to match the existing proposed at first floor level




Fig 8: Existing and Proposed Rear North Elevation

5.6 Form and Scale:

The proposed rear additions reflect the scale, form and detailing of the existing property, and are subservient in scale to the main house being at a lower ridge height.

The form and scale of the adjoining and neighbouring properties is similar to no.165, both in varying form to the rear elevation. The proposed additions do not project further than the existing rear built-line to the rear of these properties.

## 6.0 SUPPORTING DOCUMENTATION:

6.1 Plans and information submitted in support of the application comprise the following:

- 24009-100: Existing Site Plan and Site Location Plan
- 24009-110: Existing Floor Plans
- 24009-120: Existing Elevations
- 24009-200: Proposed Site Plan and Site Location Plan
- 24009-210: Proposed Floor Plans
- 24009-220: Proposed Elevations

## 6.0 CONCLUSION:

6.1 The additions create; an enlarged open plan kitchen dining room and social space at ground floor level, and an ensuite bathroom and enlarged family bathroom at first floor level. Both of which are appropriate in scale and need for catering for the existing 4/5 bedroom family home.

6.2 The proposed alterations are limited to alterations to the rear of the property and would not change to street scheme on St Leonards Road.

6.3 The proposed materiality and detailing of the additions are in keeping with the existing property.

6.4 The proposed form of the additions reflects the scale and form of the existing property and are subservient in scale to the main house being at a lower ridge height.



Fig 9: 3D view of the north elevation