

Design, Access and Planning Statement

Address of Proposal

New Spinney. Spinney Lane, West Chiltington, West Sussex. RH20 2NX

Introduction.

The proposal is for a single storey rear extension and internal alterations, to provide additional, improved domestic accommodation.

The Site/ Access

The site is currently a private dwelling, in all 1407m², as shown on the site plan, all boundaries are clearly designated and have a variety of fencing, hedging etc, which will be retained.

There are no public rights of way within the property.

There is of road, on-site parking for four vehicles.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing.

The site falls from the South (Spinney Lane) to the Northern boundary and from the Eastern to Western boundaries.

Relevant Planning History

DC/22/2224 - Erection of a two-storey extension and terrace area to the rear. Approved May 2023.

DC/18/0648 - Non material amendment to previously approved DC/18/0043 (Amendments to DC/15/2586). Withdrawn 24th April 2018.

DC/09/0470 - Rear Conservatory. Approved 14th May 2009

DC/25/1720 - Rear Extension. Certificate of Lawful Development. Refused 15th December 2025

General

The proposal consists of the demolition of an existing single storey rear extension and the subsequent construction of a larger single storey rear extension, measures 8.4m wide x 2.975m deep x 2.95m maximum to the eaves and 3.85m to the roof abutment with the existing dwelling. To attach to an existing conservatory extension.

It will be constructed with locally sourced, matching, traditional materials, with stock facing brickwork, dark interlocking profiled tiles, incorporating rooflights, white Upvc eaves enclosures and high-performance, double-glazed joinery.

Pre Application Enquiry.

An Email enquiry was made to Horsham District Council Planning Department, to Ms Riggs, the Officer who dealt with the last, most recent application for the site. Questioning as to whether the property benefits from "Permitted Development".

Unfortunately, the Lawful Development application was refused.

Site Constraints

The site lies within the built-up area of West Chiltington and the West Chiltington Lane Conservation area.

Relevant Planning Policies

- The National Planning Policy Framework (NPPF) (2021) is a material planning consideration when assessing and determining planning applications.
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- **Horsham District Planning Framework (2015):**
 - Policy 25- Strategic Policy: The Natural Environment and Landscape Character
 - Policy 32- Strategic Policy: The Quality of New Development
 - Policy 33- Development Principles
- **Horsham District Local Plan (2023-40) (Regulation 19):**
 - Policy 9: Water Neutrality
 - Policy 19: Development Quality
 - Policy 20: Development Principles
- **West Chiltington Neighbourhood Plan**
- There is No Made Plan.

Impact on neighbours and surrounding areas.

The site is adjacent to and has its direct access to Spinney Lane, a private highway.

The site is secluded, with screening to all boundaries.

The proposed extension is set away from both the adjacent boundaries, 5.5m to the Eastern and 8.0m from the Western.

The "adjacent" neighbours being;

- Pixies, detached dwelling, to the East which already benefits from a very substantial two storey rear extension adjacent to the boundary and

- Blue Cedar, detached dwelling, set approximately a further 4.0m from the boundary.

The proposal will have no detrimental effect or overlook the adjacent neighbours.

Discussion

The proposal has been designed within the constraints of the latest applicable national and local planning policies and guidance.

The proposal has been designed with reference and regards to existing extended properties along Spinney Lane. To generally improve the layout of the property, bringing it up to how modern families live their daily lives.

The proposal has been considered with regards to the orientation of the site with the primary outlook of the extension, to the North, rear, being over the private gardens, with no overlooking views to adjacent neighbouring properties.

Conclusion.

With reference to the applicable planning policies and previously approved, local, extensions. The proposed scheme will provide a well-designed, family orientated dwelling, providing modern living space that will enhance and improve the property, incorporating modern, materials and high standard workmanship.

We therefore request that the planning authority supports and approves the application.