

Planning, Design and Access Statement

For

**Proposed erection of a two-storey side and rear extension and, proposed single-storey side extension.
Alteration to existing front elevation. Demolition of section of existing dwelling and existing garage.**

At

The Crickets

Sandhills Road

Barns Green

West Sussex

RH13 0PU

Prepared by Oakland Vale Ltd in association with Oakwrights

For and on behalf of Ms K. Martin & Mr S. Gent – Aug 2026

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1.0 Introduction

1.1 Approval was granted on 20/08/2025 for the Demolition of a section of existing dwelling and existing garage, an erection of a two-storey side and rear extension and a single storey side extension, along with alteration to existing front elevation, approval number DC/25/0885. The purpose of this application is to vary condition 1 to provide replacement drawings so as to deal with some minor amendments to the approved scheme:

- It is proposed that the existing front extension is retained and extended in the form of a front porch with a new hipped roof added.
- South West elevation side door omitted and high-level window added. Roof lights reconfigured over the garden/sun room and one rooflight omitted over the dining room.
- Wood burning stove re positioned with the flue now above the south west facing roof.
- North east elevation – side door added.
- Internally utility, play room, shower and cloak rooms reconfigured at ground floor level
- Log store relocated to North east side of the house and
- Air source heat pump unit, solar power storage battery and air conditioning unit added to the South west side of the house.

1.2 The basis of this amended planning submission is for the scheme as proposed to be considered with a positive approach to high quality new building development.

1.2 This application offers appropriate sized, oak framed extensions to the host property known locally as The Crickets.

1.3 This planning application is made on behalf of our Clients, Ms Martin and Mr Gent the new owners of the application site.

1.4 Reference should be made to the submitted drawings for details of the proposal;

2876 – 01

2876 – 02

2876 – 03/B

2876 – 04/B

Ordnance Survey Location Plan

2.0 Physical Context

2.1 The application site lies on the eastern side of Sandhills Road, within the built-up area boundary of Barns Green.

2.2 To the west of the application site lies the Barns Green village green and cricket field.

2.3 The existing three bedroom property is of a two-storey, brick faced build form with an attached single-storey garage on the southern side of the property. The roofline is of a traditional, fully hipped and gabled roofscape. The principal, front elevation is west facing.

2.4 Vehicular access to the site is directly off of Sandhills Road.

2.5 There is a public right of way (PROW) which runs adjacent to the southern boundary of the site.

2.6 The application site is within a Flood Zone 1, an area with a low probability of flooding.

2.7 The topography of the application site is one of a fairly level nature.

2.8 Aerial View of Application Site



2.9 Photograph of Existing Front Elevation



2.10 Photograph of Existing Rear Elevation



3.0 Relevant Local Planning History

3.1 DC/21/2130 - 1 Myrtle Cottages, Sandhills Road, Barns Green, Horsham, West Sussex, RH13 0PU - Erection of a first floor rear extension above existing ground floor extension and installation of a dormer to the rear roof slope to replace existing roof lights to existing loft conversion - permission granted November 2021.

4.0 Layout

4.1 The scheme as proposed allows for extending the existing property through the north, east and south elevations. A two-storey section of the existing property is to be demolished as well as the existing garaging.

4.2 The proposed extensions are to be accessed internally from the 'refreshed' main entrance and porch. The existing staircase is to be removed with a new one re-positioned within the proposed extension on the northern side of the property.

4.3 The distance of the new build section of the property will be a minimum of 1m away from the existing southern boundary. The present arrangement sees the existing garage on and, forming part of the southern boundary.

5.0 Design Principles

5.1 To provide living environments which create a sense of well-being for the occupiers.

5.2 To provide an appropriate design solution for the remodel of the existing property, with the positioning of the extensions ensuring no detrimental impact of neighbouring amenity.

5.3 To provide a multi-generational family home through extending the existing dwelling and, one which promotes future-proofed, inspirational and sustainable living.

5.4 To provide energy efficient extensions by way of controlling heat loss through the use of a highly insulated encapsulation system to the roofing elements of the structure.

5.5 To provide extensions, which whilst being subservient to the host property, creates real synergy between old and new.

5.6 To use local materials and a combination of traditional and modern design details, to best integrate the new extensions into the existing environment.

6.0 Scale

6.1 The footprint of the existing dwelling covers an area of 90sqm. The footprint of the scheme as proposed allows for a site coverage of 150sqm.

6.2 Where the gross external floor area is concerned, the existing dwelling is in the region of 160sqm. The gross external floor area of the scheme as proposed allows for an area of some 255sqm.

6.3 When considering the percentages increase of gross external floor area from existing to proposed, the scheme as submitted will see an uplift in floor area in the region of 59%.

6.4 The ridge height of the proposed two-storey section of the extensions will, be no higher than that of the ridge line of the host dwelling which runs from east to west.

7.0 Appearance

7.1 The proposed extensions are of a traditional build form but with a fresh, contemporary twist.

7.2 The structural oak frame is to be traditionally jointed and pegged and is to be designed to ensure that the proportions of each section of timber are sized for optimum aesthetic affect.

7.3 The walling element is to be an eclectic mix of stock faced brickwork and timber featheredged boarding, whilst the roof is to be plain clay tiled.

7.4 The use of a clay, plain tiled roofscape over a faced brick and timber boarded walling element is appropriate in this locality and sympathetic in the context of the street scene.

7.5 This use of structural oak framing in combination with stock faced brickwork and timber boarding will ensure that a muted palette of textures and tones is achieved.

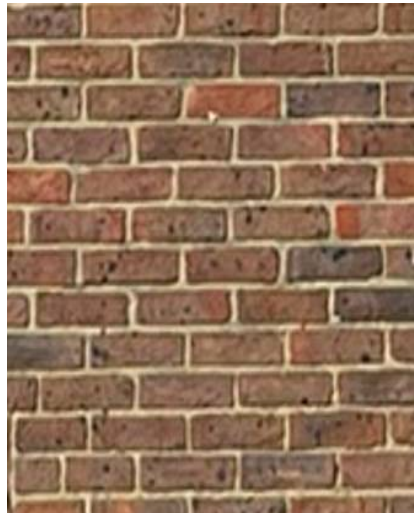
7.6 The introduction of projecting and recessed sections to the elevations will further enhance the well-articulated detailing.

7.7 Palette of Materials.



Timber Horizontal Boarding

– Oak, Cedar or similar



Multi-Stock Facing Brick



Plain Clay Tile

8.0 Access

8.1 Existing vehicular access to be retained, the additional access and dropped kerb was not accepted by highways previously so has now been removed. (please refer to submitted site plan as proposed drawing).

9.0 Planning Assessment

9.1 Along with the National Planning Policy Framework (NPPF), the following main policy from the Horsham District Planning Framework has been given due consideration from the conceptual phase of the project;

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

9.2 Contained within Policy 28 it states that;

‘Extensions should be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account’.

9.2.1 The informative for this policy highlights that this policy is seeking to ensure that any house extensions are of an appropriate scale, siting and design, and have due regard to the countryside setting and the existing dwelling. Furthermore, extensions to dwellings need to ensure that they can be “read” as an extension and do not dominate the existing dwelling.

9.2.2 Taking Policy 28 into account, the proposed scheme as submitted is of a scale which is subordinate to the host dwelling and, taken in the context of the street-scene the existing dwelling retains its own identity with the proposed build form being read as extensions which do not dominate the host property.

9.3 The application site lies within the Sussex North Water Supply Zone (SNWSZ). Where Water Neutrality is concerned, as the proposal would only add one additional bedroom the actual additional water usage would be negligible. Furthermore, the proposed remodel of the existing property will allow for;

- Minimising the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
- Ensuring water consumption can be monitored and managed and therefore encourage reductions in water consumption.
- Reduction in the impact of major water leaks that may otherwise go undetected.
- Reduction in the risk of minor leaks in toilet facilities.
- Encouraging the collection and re-use of rainwater for irrigation purposes.
- Reduction in the consumption of potable water for ornamental planting and landscape irrigation.

10.0 Conclusion

10.1 With a conscientious approach to the proposed project from the conceptual stage, we believe that the amended scheme as submitted is of an appropriate nature in its setting.

10.2 Through good design, we believe the scheme as submitted is of a nature which the LPA should be keen to support and promote where raising the quality of the built environment is concerned.

10.3 Given the scale and form of the proposed extensions, it would complement the host dwelling and be a betterment when taken in the context of the street-scene.