

8 Amberley Close

Horsham

West Sussex

RH12 4LL



Design and Access Statement

To accompany a Householders Planning Application for a single storey side and rear extension with projecting front porch

Applicants: Mr P Truman

February 2026

1.0 INTRODUCTION:

- 1.1 This report has been prepared on behalf of Mr P Truman, the current owner of 8 Amberley Close.
- 1.2 The applicant wishes to create a single storey side and rear extension with projecting front porch to the property.
- 1.3 The new additions along with internal reordering will create; an integral garage with sheltered projecting porch to the front of the property, 3no. bedrooms, a large open plan living space with open plan kitchen living dining room, and family bathroom and ensuite. The proposal will future proof the property for long term living arrangements into older age, whilst also meet the needs of a modern family in the future.

2.0 LOCATION AND SITE SETTING:

- 2.1 The application site is situated on the north-eastern side of Horsham in West Sussex, within the area Littlehaven around 0.7 miles from Littlehaven Railway Station.
- 2.2 Amberley Close is a cul-de-sac accessed off Amberley Road to the north, located directly south of the railway track which passes east-west. The property is located on the curve of Amberley Close where the road turns eastwards, with its side elevation adjacent to Amberley Play Area field. The road consists of residential properties to both sides, all a similar age of construction, all set back from the road itself and accessed off private drives.



Fig 1: Google Maps Satellite Image showing 8 Amberley Close, highlighted in red

2.3 The site is not located within a Conservation Area.

2.4 The local area is characterised with semi-detached properties, both bungalow and two-storey, occupying reasonably sized plots. Many properties on Amberley Close and similar neighbouring roads extended with examples of front, side and rear extensions.

3.0 PLANNING HISTORY:

3.1 Historic Planning Applications: There were no historic Planning Applications found for 8 Amberley Close on the Horsham District Planning website.

4.0 EXISTING PROPERTY

4.1 The existing property is a C20th semi-detached bungalow. The site includes a large driveway and garden to the front and east of the property, side access to the rear of the property along the north side of the house, and a good-sized garden to the west and rear. The property is attached to the neighbouring property to the south, and its northern boundary is adjacent to a large recreational field.

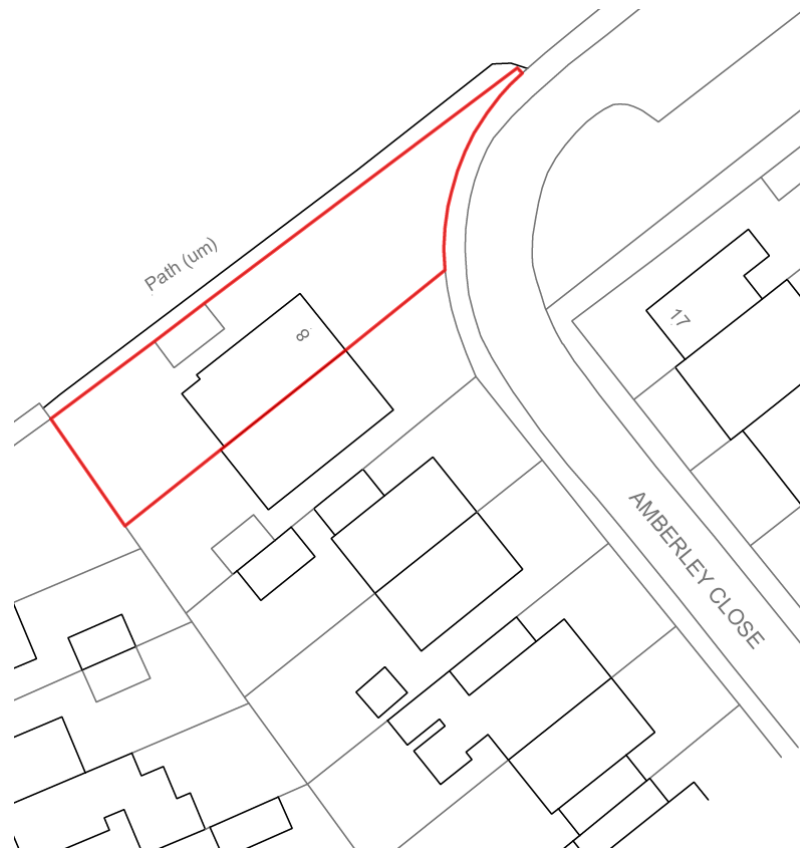


Fig 2: Existing Site Plan

- 4.2 The bungalow has been extended previously to include a rear full width conservatory and a side entrance porch.
- 4.3 The dwelling is constructed in red brickwork in stretcher bond to the front elevation with yellow stock brick to the side elevation, under a dark grey concrete tile gable roof pitching backwards. Windows are casement in white upvc.
- 4.4 The front elevation includes a 3-light front window, red brickwork and concrete roof tiles. the two-storey property with a single storey lean-to porch element under a clay tile roof. Amberley Close curves to the right at no8, which leaves the property as an end stop to the road, with a deep front garden setting it back from the road. There is a large public field beyond.



Fig 3: Existing Front Elevation

- 4.4 The rear elevation includes the full width conservatory structure, with the large gable roof pitch visible behind.
- 4.5 To the rear of the property, there is a patio area which is level with the house and another further to the rear boundary where there appears to be a historic side gate access. The garden ground level is largely flat with paved and grassed areas.
- 4.6 To the north and side of the property there is a detached garage building along the boundary, with a flat roof and yellow stock brick in stretcher bond.



Fig 4: Existing Rear Elevation



Fig 5: Existing Side elevation showing detached garage and north elevation

5.0 PROPOSED ALTERATIONS:

- 5.1 The proposal seeks Planning Permission for the construction of a single storey side and rear extension and front projecting porch.
- 5.2 Internally the additions create; a large open plan kitchen dining room and social space with direct access out to the rear garden, 3no. bedrooms one with ensuite, family bathroom, and an integral garage with projecting front porch.
- 5.3 Externally the proposal will retain the existing driveway parking provisions within the front garden along with the existing grass and planting. To the side and rear the additions are located on existing hardstanding retaining the green space to the rear garden.



Fig 6: Existing and Proposed Floor Plan

5.2 Front East Elevation

1. new front door introduced centrally with integral garage to the right-hand side. Projecting front porch under a hipped roof, creating an attractive entrance point from the front.
2. side extension extending to the north, with the existing roof pitch extended over in matching roof tiles.
3. rooflights introduced to the existing roof pitch to allow natural light into the centre of the internal spaces.

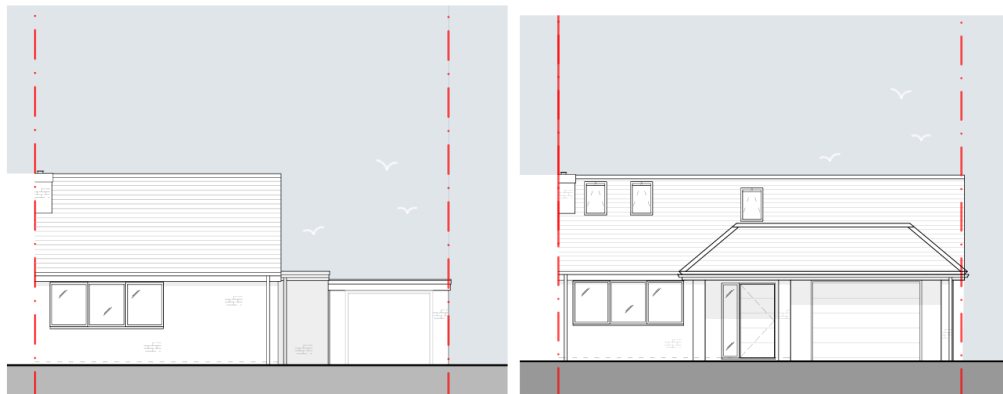


Fig 7: Existing and Proposed Front East Elevation

5.3 Side North Elevation

1. side extension with existing roof pitch extended over, finished in yellow brick to match the original side elevation.
2. projecting front porch element under a hipped roof in tile to match existing.
3. rear extension element under a flat roof.
4. slimline aluminium framed casement windows in white finish.

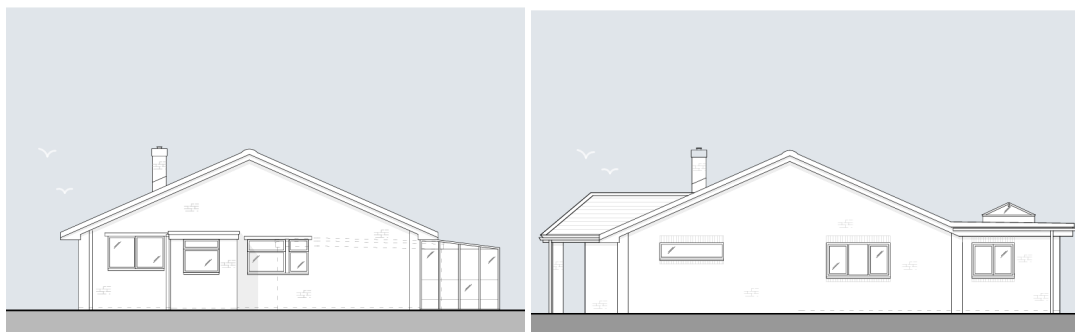


Fig 8: Existing and Proposed Side North Elevation

5.5 Rear West Elevation

1. side extension extending to the north, with the existing roof pitch extended over in matching roof tiles.

2. rear extension the full width, projecting into the rear garden by 3m, the same depths of the existing conservatory, which creates a cohesive and attractive rear elevation to the property. Under a flat roof with 23no. roof lanterns are proposed to allow daylight to filter further into the internal spaces.
3. Bi-folding door set is proposed opening the open plan living spaces out onto the garden.



Fig 9: Existing and Proposed Rear West Elevation

5.6 Form and Scale:

The proposed side extension form follows the existing roof form with shallow pitched roof extended over and gable end to the north, remaining in keeping with the host building.

The proposed rear additions are proposed to include a flat roof to remain low level and subservient to the main bulk of the dwelling form and consistent with other rear extensions in the locale.

The proposed front projecting open porch uses a hipped tile roof form to remain lower and smaller in scale to the main body of the dwelling whilst being identifiable as the entrance point to the property. The porch extension is reflective of similar front extensions found within the locale.

The proposed additions project forward of the front elevation to create the so pen porch area, due to the depth of the side and the curve of Amberley Close this creates an end stop to the bend in the road.

5.7 Floor Area:

Existing = 100sqm
Proposed = 150sqm
Increase = 50%

5.8 Materiality:

All new external materials to match existing in colour, texture and bond.

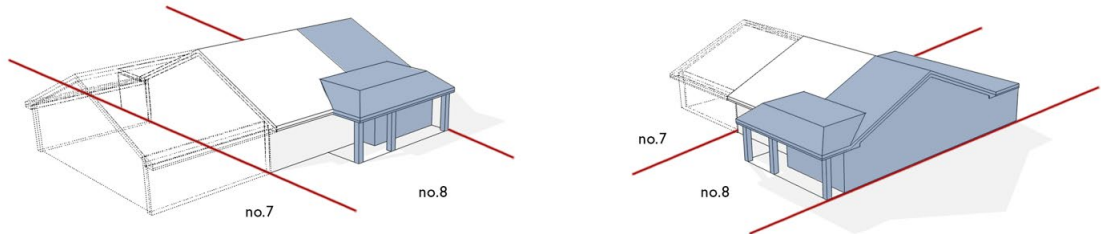


Fig 10: masing model

6.0 SUPPORTING DOCUMENTATION:

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

- 25038-100: Existing Site Plan and Site Location Plan
- 25038-110: Existing Floor Plans
- 25038-120: Existing Elevations
- 25038-200: Proposed Site Plan and Site Location Plan
- 25038-210: Proposed Floor Plans
- 25038-220: Proposed Elevations

6.0 CONCLUSION:

- 6.1 The additions create; a large open plan kitchen dining room and social space with direct access out to the rear garden, 3no. bedrooms one with ensuite, family bathroom, and an integral garage with projecting front porch.
- 6.2 The proposed materiality and detailing of the additions are in keeping with the existing property.
- 6.3 The proposed form of the additions extends the existing roof form northwards, and includes modest flat roof extension to the rear and hipped front projection.
- 6.4 The proposal will future proof the property for long term living arrangements into older age, whilst also meet the needs of a modern family in the future.