Design, Access and Planning Statement



North Elevation

Address of Proposal

80 Irwin Drive. Horsham, West Sussex. RH12 1NJ

Introduction.

The proposal is for the removal of existing attached garage, construction of a two-storey side and single storey rear extension, roof, fenestration and internal alterations all to provide additional modern, domestic accommodation.

The Site/ Access

The site is currently a detached, private dwelling. Constructed using local materials to a traditional design. All set within a mature, private garden. In all 756m^2, (0.756 hectares) as shown on the site plan, all boundaries are clearly designated and fenced, which will all be retained.
There are no public rights of way within the property.

There is ample of road, on-site parking for minimum two vehicles.

Vehicle and pedestrian access to the site will be unaltered.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing. The site is generally level across both North/ South & East/West axis.

Planning History

- DC/20/1528 – Erection of two storey side extension. Approved 9th October 2020.
- DC/22/0961 – Erection of front porch, a two-storey side extension, single storey rear extension and alterations to roof. Approved 2 August 2022.

General

The proposal consists of

. The removal of a single, attached, garage and linking flat roof.

. The construction of a two storey, 3.0mm wide x 6.9m deep, side extension, to align with the existing two storey dwelling, under a hipped roof.

. The construction of a single storey, 4.6m deep x 10.7m wide, rear extension, under a mono pitched roof incorporating roof lights.

Generally, it is proposed to be constructed using matching, common brickwork, with colour washed, sand: cement rendered to the first-floor North elevation, all under a matching interlocking bold roll, hipped, tiled roof.

Fenestration alterations. Generally as indicated on the proposal drawing, in high performance Upvc, powder coated aluminium etc, again to match existing. Internal alterations. To bring the property up to modern living requirements, layout and standards.

Site Constraints

The site lies within a Defined Horsham Trafalgar neighbourhood.

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
- Tandridge Local Plan: Part 2 – Detailed Policies 2014.
    - Policy 31 – Green Infrastructure and biodiversity.
    - Policy 32 – Strategic Policy: The quality of new development.
    - Policy 33 – Development principals.
    - Policy 40 – Sustainable transport.

    - Policy 41 - Parking
- Horsham Blueprint Business Neighbourhood Plan. 2019 – 2036
    - Policy HB3 – Character and development.
    - Policy HB4 – Design of development.

Design.

The proposal has been designed with regards to the previous approved planning approval (DC/22/0961) and existing approved, constructed extensions along Irwin Drive.

Two storey side extensions.

No 78. Planning Approval – DC/18/0751. Approved 6th July 2018
No 82. Planning Approval DC/15/0345. Approved 2nd March 2015

Single storey rear extensions. Dwelling Nos

No 78. Planning Approval – DC/15/1938. Approved 9th December 2015th
No 82. Planning Approval DC/20/0689. Approved 15th April 2020.

Impact on neighbours and surrounding areas.

The site is adjacent to and has its direct access to Irwin Drive, a public highway.
The site is secluded, with screening to all boundaries.
The proposed extensions are set away from both the adjacent boundaries, 0.9m to the Eastern and 1.6m from the Western.
The only "adjacent" neighbours being Nos 78, to the West and 82, to the East, both have been significantly extended in recent years.
Neither will be affected by the proposed extensions, as was clearly indicated in the previous planning application.

This scheme, as per the previous, will have no impact/ cause no harm to the amenities or outlook of the neighbouring properties.

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 Irwin Drive and both adjacent neighbours. 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 extensions, to the South, rear, being over the private gardens, with no overlooking views to adjacent neighbouring properties.

Conclusion.

With reference to the applicable planning policies and identified existing, approved, very 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.

Prepared by: - M. & J. Design Services Ltd. 27th June 2025