Proposed Side Extension, Front Porch and Alterations to 56 Irwin Drive Horsham RH12 1NJ

Design and Access Statement

Jan 2024

A. Design

The proposal is for a first floor side extension over the existing garage and part kitchen to create a fourth bedroom with en-suite and dressing area. The extension is to be set back from the outer extent of the garage and the new first floor walling and windows will be in line with the existing. A small part of the garage roof will be retained and formed into a “lean-to” roof, the same as the existing adjacent lean-to roof over the dining room and entrance. The proposal also includes the creation of a porch to the front entrance doorset, with oak posts on a brick plinth.

Internally a small en-suite will be formed in Bedroom 2, with a new window on the side elevation. This window will have obscured glazing.

A hipped roof appearance is preferred and the plans also show the adaption of the existing roof to the Northern elevation from gable to hipped roof. The applicant wishes to change the roof tiling from concrete interlocking tiles to concrete plain tiles (to both the existing house and extension).

The first floor extension, situated on the southern side of the house, is adjacent to a large open amenity area mainly of trees There is also a heavily screened area of trees and hedgerow at the rear of the garden to no. 58 Irwin Drive. Due to this screening and the distances to the nearest properties it is considered that no loss of neighbour privacy amenity occurs and no loss of natural light either.

Irwin Drive consists mainly of large detached properties, many of these have had extensions over the years, some two storey. We have noted that many also have hipped roofs and a few with plain roof tiles. We therefore consider that the design of the extension including the adaptation of the existing roof and the front porch to be entirely consistent with the overall character of the area.

B. Access

The first floor extension is to be constructed over the extg garage structure. There are no changes to the vehicular and pedestrian accesses. The existing side access to the rear garden will also be maintained.

Internally the new bedroom will be accessed from the current first floor landing by removing the cup’d to bedroom 3 and adjacent hot water cylinder cup’d.