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1.0 SITE & EXISTING DWELLING

- 1.1 34 Staples Barn is a two-storey end-of-terrace dwelling located within an established residential development in Henfield. The property forms part of a group of similarly scaled dwellings arranged around a shared residential setting.
- 1.2 The dwelling is of traditional construction with a pitched roof and a principal elevation comprising a combination of red/brown multi-stock brickwork and plain clay tile hanging. The front elevation also incorporates a projecting bay window with a flat roof and overhang, together with an entrance that is set relatively flush within the façade.
- 1.3 Whilst the dwelling retains a clear and simple overall form, the combination of materials and separate flat-roofed elements creates a somewhat fragmented composition to the principal elevation. The existing entrance also lacks visual definition within the frontage.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposal seeks planning permission for:
- “the erection of a front porch and alterations to the front elevation, including the replacement of existing brickwork and tile hanging with a smooth white rendered finish and the replacement of the existing flat roof over the bay window with a pitched slate tiled roof.”*
- 2.2 The proposal introduces a modest entrance porch together with a series of carefully considered alterations to the principal elevation. These include the replacement of the existing combination of brickwork and tile hanging with a smooth white rendered finish, together with the replacement of the existing flat roof and overhang above the bay window with a pitched grey/blue slate tiled roof.
- 2.3 Collectively, these interventions seek to improve the architectural coherence of the dwelling, establish a clearer point of arrival and create a more balanced and unified frontage.

3.0 DESIGN APPROACH

- 3.1 The proposal seeks to enhance the architectural composition of the principal elevation through a series of restrained and coordinated interventions. Rather than introducing a single dominant alteration, the design brings together the new porch, revised bay window roof and simplified material palette as part of a cohesive architectural response.

- 3.2 The principal entrance currently lacks visual definition within the elevation. The proposed porch introduces a clear and legible point of arrival, strengthening the hierarchy of the façade whilst remaining intentionally modest in scale.
- 3.3 A simple pitched roof form has been adopted for the porch to respond to the established roof language of the dwelling. The porch is carefully proportioned and positioned so that it reads as a subordinate addition rather than competing with the host building.
- 3.4 The existing flat roof and overhang above the bay window will be replaced with a pitched slate tiled roof. This alteration removes an isolated horizontal element from the façade and establishes a clearer relationship between the bay window and the new porch. The use of corresponding pitched roof forms creates greater consistency across the front elevation and strengthens the overall architectural composition.
- 3.5 The existing principal elevation is characterised by a combination of brickwork and tile hanging which, whilst typical of its period, contributes to a visually fragmented appearance. The introduction of a smooth white rendered finish simplifies this arrangement and allows the elevation to be read as a single, more coherent composition whilst retaining the original proportions and fenestration of the dwelling.
- 3.6 The proposal does not seek to alter the fundamental character or scale of the house. The established roof profile, window arrangement and overall proportions remain unchanged, with the design instead focusing on a measured refinement of the principal elevation.

4.0 SCALE & IMPACT

- 4.1 The proposed porch is modest in scale and remains clearly subordinate to the host dwelling. Its limited footprint, single-storey height and simple pitched form ensure that it does not dominate the principal elevation or materially alter the overall massing of the building.
- 4.2 The revised roof above the bay window is similarly limited in scale and is contained within the existing projection of the dwelling. It does not introduce any significant additional bulk and instead provides a more integrated and visually appropriate roof form.
- 4.3 The proposal is confined to the front of the property and does not introduce any new upper-floor windows or opportunities for overlooking. Given its scale, position and relationship with neighbouring dwellings, the

development is not considered to result in any unacceptable impact upon residential amenity through overlooking, loss of privacy, overshadowing or overbearing impact.

- 4.4 The alterations retain the established scale and rhythm of the dwelling within the street. The proposal therefore preserves the character of the surrounding residential development whilst making a positive contribution to the appearance of the property.

5.0 MATERIALS

- 5.1 The proposed materials have been selected to create a restrained and cohesive architectural composition. The principal elevation will be finished in smooth white render, replacing the existing combination of brickwork and tile hanging and providing a cleaner and more unified appearance.
- 5.2 The roofs to the proposed porch and existing bay window will be finished in grey/blue slate tiles. The use of a consistent roof material across both elements establishes a clear architectural relationship between the additions and helps bring greater order to the front elevation.
- 5.3 The existing concrete interlocking tiles to the principal roof will be retained, together with the existing brickwork to the side and rear elevations and the existing white uPVC windows and doors. The extent of alteration is therefore limited and proportionate to the scale of the proposal.

6.0 CONCLUSION

- 6.1 The proposal represents a modest and carefully considered enhancement to the existing dwelling. Through the introduction of a well-proportioned entrance porch, the replacement of the flat roof above the bay window with a pitched slate tiled roof and the simplification of the external material palette, the development creates a more coherent and balanced principal elevation.
- 6.2 The proposal retains the established scale, proportions and roof form of the host dwelling whilst improving the definition of the entrance and strengthening the architectural relationship between the elements of the façade.
- 6.3 The development remains subordinate to the existing house, preserves the amenity of neighbouring occupiers and responds positively to the character of the surrounding residential area. It is therefore considered to

accord with the design objectives of the Horsham District Planning Framework and is respectfully recommended for approval.