

Planning Statement

Holmbush Bungalow,
Hayes Lane, Slinfold,
Horsham, RH13 0SL

This planning statement accompanies a householder application for alterations and extensions at Holmbush Bungalow, Slinfold.

Prepared by Curio Architects

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Contents

1.0 Introduction 3

2.0 Proposed Development 3

3.0 Scale, Roof Form and Materials 3

4.0 Visual Impact and Neighbouring Amenity..... 4

5.0 Supporting Documentation 4

6.0 Similar Local Developments 4

7.0 Summary 5

1.0 Introduction

- 1.1 Curio Architects have prepared this planning statement to accompany a householder application for the proposed alterations, extensions and reconfiguration of Holmbush Bungalow, Slinfold.
- 1.2 The proposal includes a redesigned roof structure to accommodate first-floor accommodation, internal reconfiguration, and external elevational enhancements as shown on the submitted drawings.
- 1.3 The application is made on behalf of the Client and seeks to deliver a clear improvement to the functionality of the dwelling, with the scale, form and appearance of the proposals responding appropriately to the established character of Hayes Lane.

2.0 Proposed Development

- 2.1 The proposal seeks to extend and reconfigure the ground floor to create a modern open-plan kitchen, dining and living space, together with a snug, pantry, improved circulation and rationalised bedrooms.
- 2.2 A first-floor layout is introduced within a redesigned roof structure, providing additional bedrooms, storage and WC. Rooflights and gable glazing provide natural light and have been designed to integrate coherently within the revised roof form.
- 2.3 External elevational changes include a feature glazed gable and the introduction of rooflights, alongside revised wall finishes and detailing. These elements are designed to integrate coherently with the extended roof form and retained fabric of the existing dwelling, with materials selected to provide continuity with the host building and local context.

3.0 Scale, Roof Form and Materials

- 3.1 The proposal includes a redesigned roof structure to accommodate first-floor accommodation. While the overall ridge height is increased in comparison to the existing bungalow, the additional height is primarily contained within the central and rear portions of the building and is set back from the principal elevations, reducing its visual prominence when viewed from Hayes Lane.
- 3.2 The revised roof form has been deliberately designed as an extension and evolution of the existing roof geometry, retaining the established footprint and primary roof directions rather than introducing a wholly new or unrelated form. This approach allows the building to continue to read as a series of linked, low-lying volumes rather than a single dominant two-storey mass.
- 3.3 By extending and adapting the existing roof structure rather than replacing it entirely, the proposal represents a more sustainable approach, reducing demolition, material waste and embodied carbon while making more efficient use of the existing building fabric.

- 3.4 The retained single-storey elements and varied roof planes, including hips and gables, break down the overall mass of the building and ensure that the dwelling continues to present a modest scale within its rural setting.
- 3.5 External materials have been selected to reflect both the existing dwelling and the local vernacular. These include roof tiles to match the existing, locally sourced Fittleworth stone to key elevations, brick quoining, and windows to match the existing, resulting in a cohesive and contextually appropriate appearance.
- 3.6 New elements, including rooflights and feature gable glazing, are integrated within the roof form and elevations in a controlled and proportionate manner, providing improved daylight and articulation without appearing visually intrusive.
- 3.7 Taken together, the scale, roof form and material palette of the proposal represent a proportionate and considered evolution of the existing dwelling, responding positively to its setting without resulting in an overbearing or dominant form.

4.0 Visual Impact and Neighbouring Amenity

- 4.1 The proposed alterations and extensions have been carefully designed to avoid adverse impacts on neighbouring properties. The increased roof height is set back from the principal elevations and contained within the central mass of the building, limiting visibility and preventing overshadowing or overbearing effects. The generous plot size and separation distances to neighbouring dwellings ensure that there are no unacceptable impacts on outlook, privacy or daylight, and the proposal does not introduce new windows or openings that would result in harmful overlooking.

5.0 Supporting Documentation

- 5.1 The application is supported by full existing and proposed architectural drawings, including plans, elevations and roof plans.
- 5.2 These drawings illustrate the scope of reconfiguration, extension and elevational changes proposed, demonstrating that the design is sympathetic to the dwelling and its setting.
- 5.3 No designated heritage assets or conservation areas are identified within the immediate vicinity of the site.
- 5.4 The proposal does not alter vehicular access or parking arrangements, and the generous site maintains suitable separation from neighbouring properties.

6.0 Similar Local Developments

- 6.1 The surrounding area comprises a range of detached residential properties set within generous plots, reflecting an incremental pattern of change over time

- 6.2 The proposal has therefore been assessed on its own merits, having regard to its scale, form and relationship with the host dwelling and its setting.

7.0 Summary

The proposal has been designed to meet the Client's requirements while respecting the rural character of Hayes Lane.

The scale, form and materials of the extension are appropriate for the site and its setting.

We respectfully recommend that planning permission is granted.