Design, Access and Planning Statement



North West Elevation

Address of Proposal

36. Eversfield, Southwater, West Sussex. RH13 9GF

Introduction.

The proposal is for the conversion of the integral garage/ store. The construction of a single-storey rear extension with internal alterations, all to provide additional domestic accommodation.

The Site/ Access

The site is currently a detached, private dwelling. Located of a private drive set back from Eversfield the public highway. Constructed using local materials to a traditional design. All set within a mature, private garden. In all 470m^2, (0.47 hectares) as shown on the site plan, all boundaries are clearly designated and hedged, fenced, which will all be retained.

There are no public rights of way within the property.

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

Vehicle and pedestrian access to the site will be unaltered, hard landscaping will be retained.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing. The site is generally level on both compass axis.

Planning History

- DC/10/1480 – Proposed two storey and single storey extension. Approved 14th September 2010.

General

The proposal consists of

- The conversion of an integral garage, storeroom.
- Demolition of Garden Room. Construction of a single storey, 9.75mm wide x 3.0m, rear extension.
- Internal alterations.

The proposed garage door opening infill and rear extension are to be constructed using matching, locally sourced, stock brickwork, all under a matching colour, interlocking tile roof with high-performance joinery, to match existing.

Site Constraints

The site lies within the built-up area of Southwater.

Relevant Planning Policies

- The National Planning Policy Framework (NPPF) 2026. (DM6, DM7, S4, DP3 & P3) is a material planning consideration when assessing and determining planning applications.
- National Planning Practice Guidance (NPPG)
- National Design Guide (2021)

Horsham District Local Plan (2023-40):

- Policy 19- Development Quality
- Policy 20- Development Principals

Horsham District Planning Framework (2015):

- Policy 32- Strategic Policy: The Quality of New Development
- Policy 33- Development Principals

Southwater Neighbourhood Development Plan 2018- 2031:

- SNP16- Design

Design.

The proposal has been designed with regards to existing approved, garage conversions and single storey rear extensions, to the close neighbours (Nos 22, 24 and 42 Eversfield) and the local area generally.

Impact on neighbours and surrounding areas.

The site is set back, of a private drive and has its direct access to Eversfield, a public highway.
The site is secluded, with screening to all boundaries.
The proposed extensions are set away from both the adjacent boundaries, 1.0m to the Southern and 2.5m to the Northern.
The "adjacent" neighbours being;
- Nos 34, detached dwelling, 2.0m from the application site boundary and set forward of the application site.
- Nos 38, detached dwelling, overlooking and 13.5m from the application site boundary.

This proposal therefore will have no increased 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 altered, extended properties within Eversfield. 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 Southeast, 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. 21st September 2026