

PLANNING AND DESIGN STATEMENT

Application Site:

Tempus Fugit, New Hall Lane, Small Dole, West Sussex BN5 9YH

Proposal:

Demolition of existing conservatory and erection of a single storey rear extension with reduced first floor terrace above, revised internal layout, roof lanterns, front porch and associated works.

Planning History

Planning permission was previously granted by Horsham District Council under application reference DC/22/2212 for the demolition of the existing conservatory and erection of a single storey rear extension with extended balcony/terrace above, front porch and associated landscaping works. Permission was granted on 17 February 2023.

The approved permission was not implemented within the statutory three-year period and has therefore expired.

Proposed Development

The current application seeks planning permission for a revised version of the previously approved development.

The principle of extending the property has already been established through the earlier permission. The revised proposal retains the key design approach of the approved scheme whilst introducing a number of amendments intended to reduce visual impact and create a more sympathetic relationship with the host dwelling.

The principal amendments include:

- Reduction in the overall extent of the first floor terrace.
- Reduced and simplified fenestration arrangements.
- Introduction of roof lanterns to provide natural daylight to the extended accommodation.
- Revised internal layout to improve functionality and efficiency of the accommodation.
- Retention of the approved material palette and contemporary design approach.

Design and Visual Impact

The revised proposal represents a reduction in scale and visual prominence when compared with the previously approved scheme.

The reduction in terrace area lessens the overall massing and visual presence of the development, whilst the simplified fenestration creates a more balanced and

coherent appearance. The proposed roof lanterns provide additional daylight without increasing the height or scale of the extension.

The proposal remains subservient to the host dwelling and continues to respect the character and appearance of both the property and surrounding area.

Neighbour Amenity

Given that the revised proposal is smaller in scale than the previously approved development, it is considered that there would be no greater impact upon neighbouring residential amenity.

The reduction in the terrace area and fenestration further limits opportunities for overlooking and reinforces the acceptability of the proposal when compared with the previously approved scheme.

Conclusion

The proposal represents a reduced and more sympathetic version of a scheme which has previously benefited from planning permission.

The principle of development has already been accepted by the Local Planning Authority and the revisions result in a development with reduced visual impact whilst maintaining a high-quality design response.

The proposal is therefore considered to accord with the relevant policies of the Horsham District Planning Framework and the Henfield Neighbourhood Plan and is respectfully recommended for approval.