



Planning, Design and Access Statement

Including the Sustainability Statement

The Cottage, Littleworth Lane, Partridge Green

Removal of the existing detached double garage, dilapidated lean-to and oil tank, removal of single-storey element to the south elevation, and removal of existing covered porch to the north elevation. Construction of a single-storey extension to the rear and north side elevations, and construction of a single-storey extension to the south elevation. Fenestration enhancements to include replacement of all existing timber casement windows, and the replacement of all existing Velux windows. Internal alterations across the ground and first floor to enhance accessibility. Energy efficiency upgrades to include additional thermal, an Air Source Heat Pump, and solar PV panels. Construction of a bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works, including rear terracing and an improved driveway turning area

at

The Cottage, Littleworth Lane, Partridge Green

Planning, Design and Access Statement

on Behalf of

The Morray Family

June 2026

Gould Baxter

2-3 Lucastes Mews, Paddockhall Road
Haywards Heath, West Sussex, RH16 1HE

Tel: 01444 452604, Email: hh@gouldbaxter.co.uk

Contents

1.	Introduction	4
2.	Use	5
3.	Amount	5
4.	Layout	5
5.	Planning Statement / Scale	6
6.	Landscaping.....	11
7.	Appearance.....	11
8.	Access.....	12
9.	Sustainability Statement	13
10.	Conclusion.....	14
11.	Appendix I – Pre-application Advice	15

1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany a Householder Planning application for works to extend and alter the existing detached dwelling, at The Cottage, Littleworth Lane, Partridge Green. The works will be accompanied by landscaping works that include the formation of a new rear terrace area, and remodelling of the existing driveway.
- 1.2 The application site comprises a detached four/five-bedroomed two-storey dwelling, set back from the road within a well-proportioned plot to the west side of Littleworth Lane. The dwelling is a chalet-style bungalow, providing its bedroom and sanitary accommodation across its first floor within the pitched roof space. The ground floor provides the living accommodation, though the layout is disjointed and the size of the Kitchen very small for the size of property.
- 1.3 Section 5 of this document provides the Planning Statement, which describes the proposals in greater detail and explains how the proposed works comply with the relevant local and national planning policies.
- 1.4 The application site falls within the Sussex North Water Supply Zone. This aspect is discussed in Section 5 of this statement, concluding that the proposals comply with the current Water Neutrality guidance.
- 1.5 There are a number of trees on the site, some of which are in close proximity to the dwelling. This planning application submission is accompanied by a Tree Survey report and Arboricultural Implications Assessment, prepared by GHA Trees, which confirms the proposals will not affect the health and longevity of the existing trees. This aspect is discussed in Section 6, Landscaping.
- 1.6 The proposed development is considered to comply with the relevant local and national planning policies, as set out in the aforementioned Planning Statement, and we conclude the following:
 - a) The principle of development is supported by the relevant planning policies within the Horsham District Council Local Plan;
 - b) The proposed extensions are justified in terms of their design, size and location;
 - c) The proposed extensions will greatly enhance the appearance of the existing dwelling, with sensitive alterations to its existing fenestration treatment enabling the extensions to blend seamlessly with the existing property;
 - d) The proposed extensions will be visible from the highway, and from the neighbouring property, but owing to their subservient nature, and the presence of existing hedge and wall screening, there will be no impact on the amenity of the neighbouring properties;
 - e) The proposals are therefore justified in terms of their design, size and location;
 - f) The proposals ensure the completed development will not consume more water than the current property, owing to their being a decrease in the number of bedrooms;

- g) The site is located in Flood Zone 1 and the proposals will not have a negative impact upon the flood risk of the site;
- h) The proposals will significantly improve the energy efficiency of the existing dwelling, as set out in the Sustainability Statement.

2. Use

- 2.1 The existing residential (C3) use of the dwelling will be retained and enhanced following the completion of the proposed works.

3. Amount

- 3.1 The proposals comprise the following:
 - a) The removal of the existing single-storey element to the south elevation;
 - b) The removal of the existing covered porch to the north elevation;
 - c) The construction of a single-storey extension to the rear and north elevations;
 - d) The removal of the existing detached double garage, its dilapidated rear lean-to and heating oil tank, and the construction of an extension to the south side of the dwelling;
 - e) Fenestration changes to the existing dwelling to include the formation of new casement and roof window openings, and the replacement of all existing windows;
 - f) Installation of an Air Source Heat Pump and Solar Photovoltaic panels;
 - g) Alteration and enhancement of the existing hard and soft landscaping to suit the proposed works.

4. Layout

- 4.1 The accompanying site plan drawing illustrates the arrangement of the site and the proposed landscaping features. The layout of the dwelling will be amended to provide enhanced living accommodation for its occupants, with the external landscaping adjusted to suit.
- 4.2 The proposed ground floor layout includes an accessible front entrance, which will be set at the same level as the existing house so as to provide level access throughout the existing and proposed ground floor elements. The proposed south side extension will provide an accessible ground floor Bedroom, Dressing Room, and En Suite Shower Room. The existing Kitchen is to be repurposed as a Utility Room, albeit with the later single-storey addition demolished. Access to the existing Lounge will be improved with double doors, while the existing staircase will be removed and a new staircase installed in an alternative position, with safer treads and risers. To the rear and north, the existing Garden Room and adjacent spare room will be merged and extended to become an open-plan Kitchen/Dining/Living area with access to a separate Pantry. An externally accessible Plant Room/Store completes the ground floor accommodation.

- 4.3 The first floor layout will be reorganised, and the layout rationalised, to provide two well-proportioned Bedrooms in lieu of the existing four. The proposed staircase, cupboard and landing will be formed in the space currently occupied by the existing middle bedroom. The new Family Bathroom will be formed in the space currently occupied by the existing staircase and landing. The existing bathroom and shower room will be removed, allowing the rear Bedroom to increase in size considerably. The two existing Bedrooms to the front will amalgamate to form a larger, well-proportioned Bedroom. with these numbers representing no increase in the current numbers.

5. Planning Statement / Scale

5.1 **Planning Policies**

There are a number of local planning policies that are relevant to these proposals, which are as follows:

West Grinstead Parish Neighbourhood Plan (NP)

Policy 1 – Local Gap

Horsham District Planning Framework (HDPF)

Policy 28 – Extensions in the Countryside

Policy 32 – Strategic Policy: The Quality of New Development

Policy 33 – Development Principles

5.2 **Planning History**

The property has no relevant planning history.

5.3 **Pre-application Advice**

A pre-application enquiry was submitted in February 2026, with a formal response being received on 10th April 2026. The transcript of this response is provided within Appendix I.

The proposals submitted for consideration were along the same lines as those submitted herein, albeit with a number of subsequent changes to take into account the comments received from HDC.

The pre-application advice also stated that it would be beneficial to consult neighbours prior to the submission of a planning application, to ascertain whether any concerns would be raised to the proposed design, and what revisions could be accommodated to alleviate any concerns. The Applicant's have consulted with their neighbours to the south, and the scheme has been adjusted accordingly.

The pre-application advice concluded that the principle of the proposed extensions could be viewed favourably subject to the recommended amendments. However, it reiterated that there are matters of judgement that can only be assessed at the application stage.

Within the following paragraphs, the relevant elements of the pre-application advice will be referred to, including discussion around the concessions that have been made.

5.4 **Planning Principles**

The application property is located outside of any defined built-up area boundary, is not listed, and is not within a Conservation Area. Since the proposals are for the modest extension of the existing residential property, the principle of residential development is deemed acceptable.

5.5 **Design, Layout, and Scale**

As stipulated within the pre-application response, HDC's design guidance states that side extensions should appear subordinate to the main dwelling, and that it may be appropriate to lower the ridge line to achieve this. It is also stated that extensions should have pitched roofs, with flat roofs being avoided. However, in this instance the proposed extension to the north side of the dwelling incorporates a crown flat roof, necessitated by the form of the existing roof to which it is linked. The planning officer has stated that this is considered acceptable in this instance given the configuration of the main dwelling.

In respect of the extension to the south, this is in accordance with the HDC design guidance as it appears subordinate to the main dwelling. This aspect of the scheme has subsequently been further reduced in height quite considerably, following discussions with the neighbours to the south. This height reduction has been achieved through both a lowering of the eaves height, and the introduction of a shallower pitched roof. This shallower pitch mimics that of the lower portion of the catslide roof to the main house.

With reference to Policy 28 of the HDPF, the pre-application advice confirms that the southern extension is comfortably accommodated within the site. Furthermore, the advice states that the link between the existing dwelling and the proposed extension creates a degree of separation and subordination that would maintain a subservient relationship, thus broadly according with Policy 33 of the HDPF.

In the interests of maintaining amicable relations, the Applicants have taken a proactive approach and engaged with their neighbours to the south, inviting their comments on the proposed scheme. These discussions have been helpful in identifying potential issues, and the following adjustments have been made to the southern extension to allay their concerns:

- a further lowering of the eaves height;
- a further lowering of the ridge height, combined with a lowering of the roof pitch;

- retention of the existing garage flank wall, which sits against their boundary, to allow for the retention of their climbing plants. The preference here was for a hedge to match the rest of the boundary, but this is a concession the Applicant's are happy to make;
- Omission of the high-level window on the south elevation of the proposed extension.

The proposals involve the removal of the existing detached double garage building, its dilapidated rear lean-to, and heating oil tank, which not only shifts the built form away from the boundary, but also greatly reduces the depth of the built form within the site. The primary views from the neighbouring property are to the south and west, while its boundary with The Cottage comprises tall hedging and the section of retained garage wall.

The neighbours raised some concerns about the width of the link extension, and that should be reduced. However, as discussed above, the pre-application advice considered this element to contribute towards the subservience of the proposed extension. Furthermore, in Section 8, Access, it is explained in detail that this size of this link element serves an important function for the manoeuvring and parking of a wheelchair. It is important to note that the gap between the existing house and the proposed southern extension, is narrower than the gap between the existing house and the existing double garage. The shifting of built form away from the neighbour's boundary greatly improves their amenity.

A concern was also raised that in future the proposed extension could become two storeys in height, and then be subdivided to create a separate dwelling. It must be stressed that these are most certainly not the Applicant's intentions. Such concerns are not legitimate reasons to decline permission for this extension application, as all applications must be determined on their own merits. Any further amendments to the submitted proposals would in any event require a separate planning application.

The pre-application advice identified a potential issue in relation to the existing oak tree on the site, and the possibility that the proposed extension would fall within its RPA. The pre-application advice confirmed that this tree has high amenity value, and requested that a tree survey report be prepared and submitted as part of this planning application. This report has been completed, and forms part of this planning application submission. It concludes that the proposed extension encroaches the RPA of the oak tree T8 by approximately 0.5% of its RPA, and is therefore assessed to be within acceptable levels. It goes on to say that T8 is a healthy tree that will tolerate this small amount of root loss and recover quickly. Furthermore, it states that a traditional foundation can be installed without contributing significant damage to the longevity of the tree.

The works are described in greater detail in Section 7 of this statement, below, but in summary the proposed materials and the scale of the additions ensure the works will be undertaken in a sensitive manner, ensuring the character and setting of the existing dwelling and its wider rural setting is respected. The proposals therefore demonstrate compliance with policies 28, 32 and 33 of the HDPF.

5.6 **Neighbour Amenity and Impact**

The proposed extensions and alterations will not give rise to any overlooking issues for the neighbouring properties, owing to the separation distance between the application property and its neighbour to the south.

At the pre-application stage, a high-level window was proposed to the south elevation of the southern extension. However, following receipt of the pre-application advice, and having discussed matters with the adjoining neighbour, this window has been omitted.

The existing hedge screening ensures there is no overlooking at garden level, with these hedges and the retained section of existing garage wall further screening the proposed extension from view. With the proposed extension being sited to the north of the neighbouring property, and the existing built form being shifted further forwards, there is no impact on the amount of light that the neighbour's property will receive.

Overall, the Applicants have made considerable efforts to engage their neighbours in the design approach, and have made numerous concessions to alleviate their concerns.

5.7 **Sustainability**

Included within the Applicant's design brief was the requirement to significantly enhance the energy efficiency of the dwelling. Embracing this approach, the proposed works therefore include a number of measures – both active and passive – to significantly reduce the dwelling's energy use.

The primarily west-facing orientation provides an opportunity to harness solar gain, reducing the dwelling's dependency on the space heating system, with the proposed glazing being designed accordingly. The provision of high levels of insulation to both the existing and the proposed fabric further minimises the load placed upon the space heating system. This 'fabric first' approach is a key strand of sustainable building design.

The active measures include the installation of 20No. solar photovoltaic panels to both the existing and proposed south-facing roof slopes, taking full advantage of the existing roof form. Further to this, an Air Source Heat Pump is to be provided to supply the space heating and hot water requirements for the dwelling, with the high levels of thermal insulation assisting to minimise the demands placed upon it. This aspect is covered in greater detail in Section 9, below.

5.8 **Water Neutrality**

On 31st October 2025, Natural England formally withdrew its 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent

authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

Therefore, to ensure development can come forward as water neutral in the meantime, Horsham District Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction and other measures. This has generated some 762,656 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

The proposed extensions will see a net decrease in the number of Bedrooms, from four/five to three. There have been a number of planning approvals granted in the vicinity for modest extensions to existing dwellings, and in each instance the Council has provided the following text in their delegated reports:

'There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.'

This text is very much applicable to these proposals, and as a consequence the proposals comply with the relevant Water Neutrality policies.

5.9 **Flood Risk**

The property is entirely located within Flood Zone 1 which means no measures are required to protect against flooding from rivers. The site is identified as not being at risk from surface water flooding.

6. Landscaping

- 6.1 The impact of the proposed development on the surrounding landscape is an important consideration, having regard to Policies 32 and 33 of the District Framework.
- 6.2 The proposals involve a degree of hard and soft landscaping works around the extended dwelling, including the provision of paved terracing and paths to the rear and sides, as well as a remodelled and extended driveway to the front. The soft landscaping works will include the provision of various planting areas to provide an attractive environment.
- 6.3 The proposed works to the front of the property will enhance its setting, while greatly improving functionality through improved turning space. To the rear, the proposed paved terrace will be accessible from the dwelling via level thresholds, ensuring a wheelchair user can enjoy the entirety of the ground floor – including the terrace – independently.
- 6.4 The site features a number of trees of varying species, ages and heights, which positively contribute to its character and setting. This planning application submission therefore includes a Tree Survey report and Arboricultural Implications Assessment (AIA). This report confirms that while the proposed extension to the north encroaches into the RPA of the adjacent oak tree, it does so by approximately 0.5% and will therefore have no impact upon its health.
- 6.5 Furthermore, the tree survey report also lists a small number of existing trees that are either dead or dying, and are therefore recommended for removal. These have been categorised as 'U' on the tree survey drawings, and are annotated as such on the proposed site plan drawing.

7. Appearance

- 7.1 With reference to planning policies 28, 32 and 33 of the HDPF, the proposals present an attractive, well-considered design response to their rural setting.
- 7.2 To the rear and north side single-storey extensions, the new walls will be finished in facing brick to match the existing ground floor walls. The new pitched roofs will be finished in plain clay tiles to match the existing, while the flat, crown roof portion will receive a liquid-applied membrane in a grey colour. Conservation-style roof windows to the pitched element, and a plateau rooflight to the flat portion, will provide further natural light to the rooms below.
- 7.3 To the southern extension, the plinth walls will be formed in facing brickwork to match the existing, complementing the proposed vertical timber cladding to the extension walls. This cladding will have a natural finish to allow it to turn grey over time. The use of timber cladding is appropriate in this rural context, and adds character to the property. The pitched roof of the link is to be formed in standing seam zinc in an anthracite grey colour.

- 7.4 The design philosophy for the southern extension arises from the presence of the existing double garage. The proposed extension creates the appearance of once having been a separate outbuilding, which has subsequently been linked to the main house. The facing brick wall that joins the two is designed to have the appearance of a garden wall, behind which the link is formed.
- 7.5 It is proposed to remove the existing single-storey Kitchen element to the south elevation, with the roof repairs and new infill wall resulting in a far more attractive appearance.
- 7.6 The existing pitched roof will receive new and replacement conservation-style roof windows, the frames finishing flush with the plain clay tiles and having a powder-coated finish in black.
- 7.7 To complement the brickwork and existing timber joinery, it is proposed to install new and replacement timber-effect UPVC windows to the main house in the casement styles indicated on the elevation drawings. The proposed double doors will be of the same style, with the frame colour to match the windows.

8. Access

- 8.1 As discussed above, the primary objective of these proposals is to create an accessible dwelling. The link portion of the proposed extension to the south side will incorporate a wheelchair-accessible primary entrance, with this portion of the extension sized appropriately to enable sufficient space for manoeuvrability, and also for the parking of a wheelchair, if required. Externally, a ramp allows for the transition from driveway level to the inside floor level.
- 8.2 The floor level of the south extension is set at the same level as the existing house, ensuring the entirety of the ground floor is accessible for a wheelchair user. The existing Lounge will receive double doors to facilitate easy access, while the existing ground floor WC will be enlarged to ensure it is fully wheelchair accessible. The new staircase has treads and risers that are more easily navigated compared to the existing, while the adjacent cupboard has the potential to become a through-floor lift in the future, if required.
- 8.3 The proposed extension to the south will provide a wheelchair accessible Bedroom, Dressing Room, and Shower Room, all at the same floor level as the existing dwelling.
- 8.4 The new paved terrace to the rear will be accessed from the extended dwelling by level thresholds, allowing the garden to be enjoyed by a wheelchair user.

9. Sustainability

9.1 The proposed extensions and alterations afford a great opportunity to enhance the sustainability credentials of the existing dwelling, with a Client-led approach to reducing energy use. It is envisaged the following will be incorporated:

- a) The thermal performance of the new building fabric will be better than the standards currently required by Building Regulations Part L. This will be achieved through enhanced insulation to the walls, roofs and floors, including careful detailing at junctions to offer reductions in thermal bridging.
- b) Where possible, it is additionally proposed to retrospectively install thermal insulation to the existing walls, roofs and floors to reduce heat losses through the existing building fabric.
- c) A high level of airtightness will be achieved throughout the new building fabric to further reduce heat losses. The retrospective installation of thermal insulation to the existing fabric will also increase the airtightness of the existing fabric.
- d) It is proposed to replace all of the existing timber casement windows, with new double-glazed casement windows incorporating gas-filled cavities, formed in timber-effect UPVC frames. The new windows to the rear and north side extensions will also be formed in the same.
- e) The new side extension to the south, including the linking portion, will have windows and doors formed in thermally-broken aluminium frames. These will have high performance double glazed panes to offer U-values superior to current Building Regulations standards.
- f) The dwelling's water usage will be reduced through the installation of flow reducing / aerating taps, more efficient showers, and low-flush cisterns.
- g) The proposals will include the removal of the existing gas-fired heating system, and its replacement with a system powered by an Air Source Heat Pump. The new ASHP will be appropriately sized to provide the dwelling's space heating and hot water requirements. The proposed extension to the north side of the dwelling provides space for the plant associated with this system. The retrospective insulation upgrades to the existing dwelling make the installation of an ASHP a more viable one than it would otherwise be.
- h) The dwelling's south-facing roof slopes afford an excellent opportunity to incorporate solar photovoltaic panels. The 20No. panels will generate renewable electricity to operate the dwelling's heating, hot water and general power needs, with any excess generated able to either be exported back to the grid, or stored in a battery. These panels will be integrated into the roof covering so they have a flush finish.
- i) Low energy lighting will be installed throughout the proposed works, minimising energy use.

- j) An electric vehicle charging point will be incorporated, using the dwelling's own renewably-generated electricity to charge the Applicant's electric car.
- k) It is proposed to use local materials and employ local tradespersons, if at all possible, to carry out the building works.

9.2 The proposals are therefore in accordance with planning policy 1 of the HDPF.

10. Conclusion

10.1 The proposed development is considered to comply with the relevant local and national planning policies, as set out in the aforementioned Planning Statement, and we conclude the following:

- a) The principle of development is supported by the relevant planning policies within the Horsham District Council Local Plan;
- b) The proposed extensions are justified in terms of their design, size and location;
- c) The proposed extensions will greatly enhance the appearance of the existing dwelling, with sensitive alterations to its existing fenestration treatment enabling the extensions to blend seamlessly with the existing property;
- d) The proposed extensions will be visible from the highway, and from the neighbouring property, but owing to their subservient nature, and the presence of existing hedge and wall screening, there will be no impact on the amenity of the neighbouring properties;
- e) The proposals are therefore justified in terms of their design, size and location;
- f) The proposals ensure the completed development will not consume more water than the current property, owing to there being a decrease in the number of bedrooms;
- g) The site is located in Flood Zone 1 and the proposals will not have a negative impact upon the flood risk of the site;
- h) The proposals will significantly improve the energy efficiency of the existing dwelling, as set out in the Sustainability Statement.

11. Appendix I – Pre-application Advice

11.1 The following is a transcript of the pre-application advice received:

Dear Sir/Madam,

Location: The Cottage Littleworth Lane Partridge Green Horsham

Details: Demolition of existing detached double garage and of existing single-storey element to the south elevation. Construction of an extension to the rear and side elevations, and construction of a single-storey extension to the south elevation. Thermal efficiency upgrades to include new windows, insulation to the existing fabric, and an Air Source Heat Pump. Solar PV panels to the south-facing roof slopes. Associated hard and soft landscaping works.

Please accept my apologies for the delayed reply. Your enquiry has been considered and I can advise as follows:

Site

The application site is located on the western side of Littleworth Lane. The main property is a detached chalet bungalow. The application site is located in the rural countryside and it is not situated within a Conservation area. Nor is it a Listed Building.

Proposal

The scheme proposes to demolish an existing detached double garage and an existing single storey element to the south elevation. Construct an extension to the rear and side elevations, and construction of a single-storey extension to the south elevation. Thermal efficiency upgrades to include new windows, insulation to the existing fabric, and an Air Source Heat Pump. Solar PV panels to the south-facing roof slopes. Associated hard and soft landscaping works.

Design and Layout

The proposal would be considered against relevant policies within the Horsham District Planning

Framework ('the HDPF') and the West Grinstead Parish Neighbourhood Plan 2019 - 2031 ('the NP'). The key policies are set out below: -

- Policy 28 of the HDPF aims to ensure that extension on houses within the countryside can be accommodated appropriately within the curtilage of the existing dwelling and Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.
- Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.
- Policy 33 of the HDPF also states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- Policy 1 of the NP states that where appropriate they contribute to the conservation and enhancement of the landscape character.

The Council's Design Guidance states that side extensions should appear subordinate to the main dwelling and it may be appropriate to lower the ridge line. Extensions should have a pitched roof. Flat roofs should be avoided. The submitted elevation plans only shows the proposed front and rear elevations. Whilst a pitched roof on the wrap around side and rear extension would be preferable however, a crowned roof would be considered acceptable in this instance given the configuration of the main dwelling.

Although the northern wrap around side and rear extension presents a potential issue in relation to the existing oak tree on site. Based on the layout shown, part of the proposed footprint would fall within the Root Protection Area (RPA) of this oak. The tree is considered to be of high landscape value, and any encroachment into its RPA could pose a risk to its long-term health and structural stability. It is recommended that the design be reviewed to avoid or minimise any incursion into the RPA, or that further arboricultural justification and appropriate protection measures be provided.

In addition, a BS5837 tree survey would be required to support any forthcoming planning application, in order to accurately assess the tree's constraints, confirm the extent of the RPA and any proposed development within, and inform the design of the proposal.

Regarding the proposed extension to the south elevation, the Council's Design Guidance states that side extensions should appear subordinate to the main dwelling, often achieved by lowering the ridge line. The proposed southern extension raises no significant arboricultural concerns.

The southern extension (linked to the dwelling via the link extension), though large, would be comfortably accommodated within the curtilage of the dwelling, as per the requirements of Policy 28. Furthermore, the link between the existing dwelling and the proposed extension creates a degree of separation and subordination which would maintain a subservient relationship that would broadly accord with the provisions of the Council's design guidance and Policy 33 of the HDPF.

With respect to the thermal efficiency upgrades including new windows, insulation to the existing fabric, an Air Source Heat Pump and solar PV panels to the south-facing roof slopes, these aspects of the development would be considered acceptable in principle. This is providing that the proposals are of an appropriate design, style, size and suitably positioned to minimise their effects on the external appearance of the host dwelling.

In principle, it is considered that there is capacity within the site for the northern and southern extensions as well as making thermal efficiency upgrades to the main dwelling.

Impact on Neighbouring Amenity

Policy 33 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise.

At this stage it is not possible to fully confirm that the impact of the proposed extensions on amenity of the immediate neighbouring properties would be acceptable, as public consultation would be undertaken as part of a planning application. However, there are some principles to bear in mind when considering impact on neighbouring amenity, mainly loss of light and overlooking.

It is noted that the southern extension would bring the host dwelling closer to the southern neighbour therefore proposed windows should be carefully positioned to minimise potential impact on neighbour amenity. The scale of the extension should be reduced to prevent any overbearing impact on the southern neighbouring property.

It would be beneficial to consult neighbours prior to the submission of a planning application to ascertain whether any concerns would be raised to the proposed design, and what revisions could be accommodated to alleviate any concerns.

Conclusion

In conclusion, the principle of the proposed northern and southern extensions could be viewed favourably subject to amendments recommended above. However, there are matters of judgement as regards to the character of the area as well as any impact of the development on neighbouring amenity, which can only be assessed at application stage, when more details about the site are known and neighbour consultation has been undertaken.

Further details on how to apply can be found through the following link: -

<https://www.horsham.gov.uk/planning/planning-applications/apply-for-planning-permission>

Please note that whilst Council Officers endeavour to give the best advice, it should be recognised that all planning applications are subject to formal consultation procedures to enable third parties and statutory consultees to make representations. This process may introduce new material considerations. The pre-application advice provided represents the view of the case officer based upon the information provided at this stage and does not fetter any future decisions of the Council as the Local Planning Authority.

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/26/0035 in your submission.

Yours faithfully

Halima Chowdhury

Planning Officer