

DAVID JENKINS DESIGN

RIBA CHARTERED ARCHITECTS

**LAND ADJACENT to 99 BLACKBRIDGE LANE
HORSHAM**

AMENDED SCHEME FROM APPROVED PROPOSAL UNDER DC/24/1557
PROPOSED 2 BEDROOM DETACHED DWELLING

DESIGN, ACCESS & SUSTAINABILITY STATEMENT

MARCH 2026

PLANNING SUBMISSION - ISSUE 3



PROJECT VISION



0 1m 2m 3m 4m 5m 6m 7m 8m 9m
1:100

Aerial View
(Existing)

1:500 @ A3



Client – Merita Hasanaj
Site Address - Land adj. to 99 Blackbridge Lane, Horsham, RH12 1RU

Permission was secured under application DC/24/1557 for a semi-detached 2-bedroom dwelling to no. 99 Blackbridge Lane. Since Natural England's official removal for Water Neutrality provisions to Sussex North Water Supply Zone in 31 October 2025, the applicant seeks to update planning permission so that works relating to meeting Water Neutrality requirements are removed. Furthermore the applicant has concluded constructing a semi-detached house on this site would not be financially viable, therefore seeks to secure permission for a detached 2-bedroom house on the same plot.

Mr & Mrs Hasanaj and their family currently live at 99 Blackbridge Lane, the proposed dwelling would provide a suitable future home for the couple's own use. The intention is to establish their adult sons to remain living in the existing property; creating a small dwelling in the house's large garden is the only way to arrange funding for planning their future.

This site is to the side of a semi-detached house with street frontage. The existing property has parking bays, shared with neighbouring properties off Blackbridge Lane. The site is within flood zone 1, so risk of flooding is low. The site is not within the High Weald AONB or a Conservation Area, nor is the existing dwelling listed.

The proposal is to demolish the existing large garden outbuilding which would improve amenity space for the original house, and build a two bedroom semi-detached house with a GIA of approx. 74m². An existing crossover access off Blackbridge Lane will be widened to provide vehicle parking space.

The site has the existing dwelling to the north side and the existing substation to the east. The orientation of the dwelling is such that it follows the existing 'frontage' and original footprint of the existing properties. The proposal limits overlooking to adjacent properties and stays clear of building over potential tree roots and existing drainage runs. The proposed dwelling would be a two storey detached house with pitched hipped roof; this would reflect the character of existing houses. Proposed materials include roof tiles to match existing, brick facing external walls and casement windows.

The proposed dwelling would have air source heat pump, solar panels and mechanical recovery system for ventilation installed. In accordance with Policy 37 of the HDPF, the proposal will limit water use to 110/litres/person/day.

As shown in Horsham District Council's Authority Monitoring Report April 2024 - March 2025, the local authority are currently unable to demonstrate a full 5-year housing land supply, (1.7years currently) and it is recognised that this forms a material consideration in decision making which triggers the application of the 'tilted balance' at Paragraph 11 d of the NPPF.

In accordance with Paragraph 11 d, the Council is required to grant permission unless either (or both) of the following limbs apply:
'(i) the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed;

or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination '

In this regard, the proposal for a single new family home should therefore be considered under the 'tilted balance' and with no significant and demonstrable impacts of the proposal the Council should look positively at this proposal.

Blackbridge Lane already comprises a wide mix of building types and forms with no prevailing pattern. Immediately adjacent the proposed detached dwelling, there is a flat-roofed family centre, followed in sequence by a block of flats, semi-detached bungalows and single bungalows, a further block of flats, four terraced two-bed houses, a detached house, and another terrace of four houses.

This established variety demonstrates a diverse streetscape in terms of type, form and scale. In this context, an additional detached house would not be out of character and would sit comfortably within the existing street scene.

Given the demonstrable lack of a uniform streetscape on Blackbridge Lane and the proposal's consistency with the HDPF, the Local Plan, and the NPPF, the detached dwelling would not be out of character and should be considered acceptable.

EXISTING PHOTOGRAPHS



1. APPROACH FROM NORTH SIDE OF BLACKBRIDGE LANE



2. VIEW OF SITE FROM BLACKBRIDGE LANE



3. VIEW OF EXISTING DWELLING AND ACCESS TO SUBSTATION



4. VIEW FROM SITE TOWARDS CHILDREN & FAMILY CENTRE



5. EXISTING DWELLING AND PLOT

SITE AREAS

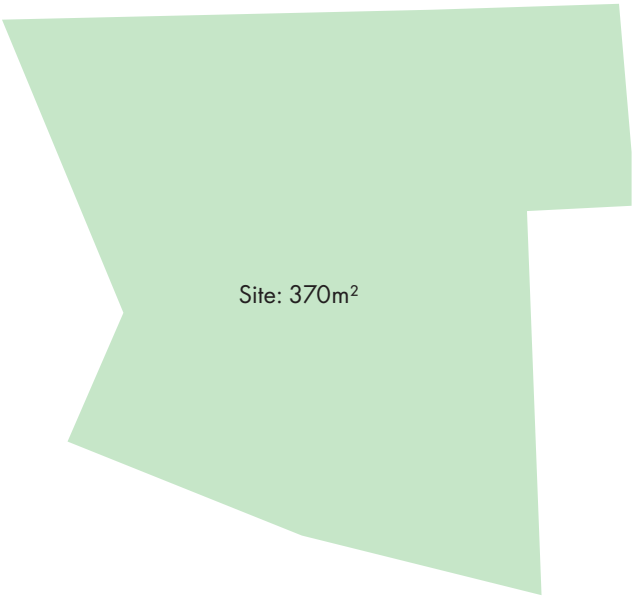


Diagram A

Total site area: Approx. 370m² (100%)

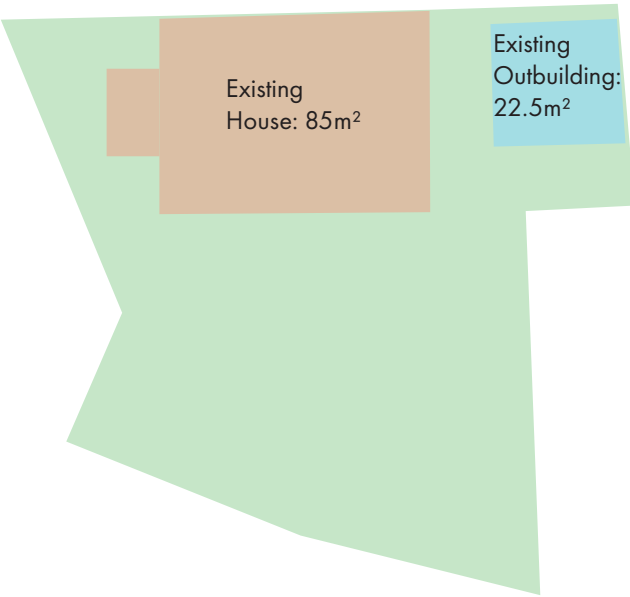


Diagram B

Existing house footprint: 85m² (23%)
Existing outbuilding footprint: 22.5m² (6%)
Total: 29%

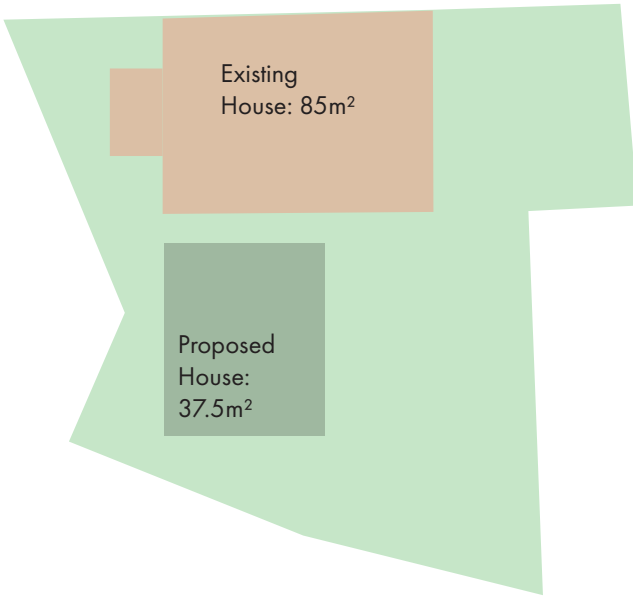


Diagram C

Proposed house footprint: 37.5m² (10%)
Existing & proposed houses total: 122.5m² (33%)

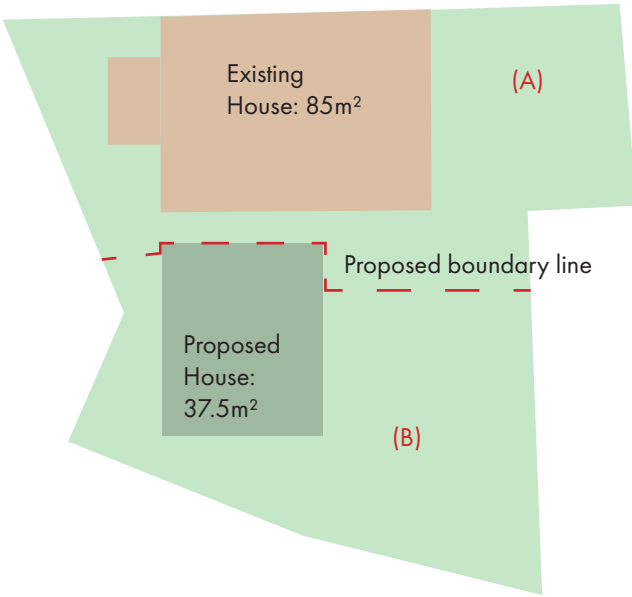


Diagram D

(A) Proposed total site for existing house: 202.5m²
The existing house will take up 55% of its proposed plot

(B) Proposed total site for proposed house: 167.5m²
The proposed house will take up 45% of its proposed plot

Diagrams not to scale

MATERIALS SCHEDULE



1 WALLS
IBSTOCK CHAILEY RUSTIC BRICKS
TO MATCH BRICKS ON EXISTING HOUSE



2 ROOF
TO MATCH ROOF TILES ON EXISTING HOUSE



3 ROOFLIGHTS
MECHANICAL OPENING PITCHED ROOFLIGHT



4 FLUSH CASEMENT WINDOWS & COMPOSITE FRAME DOORS



5 DRIVEWAY
PERMEABLE CONCRETE PAVERS



3 BOUNDARY TREATMENT
HEDGE & TIMBER FENCE TO MATCH EXISTING

RESPONSE TO PLANNING POLICY

USE

Chapter 6 of the HDPF states “a figure of 800 homes per year has been proposed as a housing target”, with policy 166 . 7 “seeking to achieve a mix of housing sizes ... to meet the housing needs of an increasingly elderly population .. where there is a desire for some residents to downsize and move out of their large homes which would free up family-sized homes.”

Page 53 of the HDPF Housing Policy also recognises “the high cost of housing can act as a barrier to suitable housing (particularly for young people)”, therefore the Policy welcomes “looking at measures to ensure that housing is more generally affordable for first time buyers and through other mechanisms including self and custom build.”

Paragraph 70 of the NPPF states “local planning authorities should work with developers to encourage the sub-division of large sites where this could help the target delivery of homes”.

As described on page 2 of this report, the applicant wishes to construct a 2-bedroom dwelling on her current plot so that her adult children can live within the existing 99 Blackbridge Lane house. The Horsham District Planning Framework itself recognises first-time buyers are struggling to purchase a property in the area, therefore the applicant’s approach (as described above) is the only practicable way for them to financially plan for the future.

APPEARANCE & SCALE

The proposed 2-bedroom dwelling would have a GIA of approximately 74m², including sufficient storage space for the renewables’ plants and tanks; meaning the total internal floor area meets the minimum space standards for this type of property.

Paragraph 135 of the NPPF and Policy 33 of HDPF requires new development to “ensure it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land in regards to overlooking and noise” ... “ensure scale, massing and appearance of the development relates sympathetically with the built surroundings ... not conflict with character of surrounding townscape / street scene”.

Paragraphs 19.3 & 19.7 of the Horsham’s Society Good by Design Guide states “new buildings should only have their highest point higher than adjacent buildings if they are in keeping with the street scene”, and it is preferable “to extend the life of existing buildings ... rather than demolition and replacement.”

The proposal will use external materials and match existing proportions as found in neighbouring properties. The proposed dwelling will not have ridge or eaves heights which are higher than those found on the existing property, therefore will appear subservient to No. 99.

There are two large existing trees and a proposed fence which would help screen the proposed dwelling from the public footpath along the south and west. The site is within an urban area in Horsham, therefore a zone where development would be acceptable. As seen in diagrams on page 4 of this document, the footprints of the existing and proposed dwelling will each take up less than 60% of their proposed allocated sites.

LANDSCAPING & ACCESS / PARKING

Paragraph 9 of the Horsham’s Society Good by Design Guide states “Soft landscaping should be included around new developments and should be native with easily maintainable planting”.

The site’s current boundary screening is formed by a non-native hedge and solid timber fencing. The boundary between 99 Blackbridge Lane and the new dwelling would be formed by a low-level fence along the front garden, and a 2m tall solid timber fence within the rear garden. The boundary facing the road would be formed of a solid timber fence with new planting of native species. The root protection areas of the existing trees outside the site’s boundary would not be impacted by the proposed development.

Paragraph 16 of the Horsham’s Society Good by Design Guide states “New development should not place additional pressure on street parking, or otherwise worsen the parking situation ... Secure spaces should be provided for cycles in accordance with WSCC guidelines as a minimum”.

Policy 41 of the HDPF states “Parking provision must ensure a balance between good urban design, highway safety, residential amenity ... consideration should be given to the needs of cycle storage, charging plug-in ... ”

The proposal includes bike and bins storage space, with approx. 16m² of off-street parking which, (as stated in the previously-approved scheme), is an acceptable amount of amenity space for vehicle parking on a property of this size in an urban area.

The site layout drawing shows how visibility splays from the proposed vehicle drive meet Highways’ requirements, with the West-side splay only intersecting with land under the control of the applicant and / or within the publicly maintained highway, therefore would be deemed acceptable.

In accordance with current Building Regulations for construction of new houses, the site will have provision for a new electric vehicle charging point and provision for high-speed broadband access to enable application of future technologies.

SUSTAINABILITY STATEMENT

Policy 10.11 of the HDPF states “Planning applications outside Heat Priority Areas should focus on other types of renewable and low carbon technologies such as solar thermal, photovoltaic and ground/air source heat pumps”

Policy 21 of the HDPF states proposals should “... maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers”

Policy 37 of the HDPF states proposals should “... limit water use to 110 litres/person/days, ... Be designed to encourage the use of natural lighting and ventilation ... Minimise construction and demolition waste ...”

Paragraph 13 of the Horsham’s Society Good by Design Guide states developments should “maximising opportunities for natural ventilation, orientating buildings to maximise solar gain and minimise waste ... by using higher levels of insulation, materials that reduce embodied energy, locally sourced materials, efficient use of materials, integrating structure and services, rainwater harvesting and grey water recycling. It should incorporate energy efficient heating and renewable energy technologies”

The proposed dwelling will incorporate pv panels, air source heat pump, high levels of insulation, and adequate sized glazing panels on the West and East elevations to minimise overheating whilst maximising on natural daylight and natural ventilation.

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