October 2024

Design and Access Statement
Keeper Cottage – Orangery

Introduction

This Design and Access Statement accompanies a Lawful Certificate Application to Horsham District Council for an Orangery extension to the existing dwelling.

The application follows planning approval no. **DC/14/0392** on which planning was previously approved for kitchen extension with new bedroom and shower over southern elevation, new porch to utility room and main entrance and orangery added, to rear flat roofed bathroom extension removed and shower en-suite added, new dormer added to replace roof lights.

Majority of the works approved under the above have been constructed, however the orangery was not built within three years from the approval date.

Location

Keepers Cottage Coltstaple Lane Horsham West Sussex RH13 9AN

Use

Keepers Cottage is private detached dwelling.

Amount

The Orangery is the same design as previously approved. The total additional floor area of 32.5m2.

Appearance

The design follows the existing approval with a low-level brick wall to provide a base for the timber glazed orangery above. The Orangery has a flat roof with a rectangular glazed lantern style rooflight.

Landscaping

There are no changes to the landscape proposed.

Access

There will be no change to the access to the property.