



5 Derwent Close: Proposed Two Storey Extension

Existing Property and Context

This Planning Statement has been prepared in support of a Householder Planning Application at 5 Derwent Close, Horsham.

The application site comprises a detached four-bedroom dwelling located within an established residential area of Horsham. The property occupies a tucked-away position at the end of Derwent Close and benefits from a private setting within the cul-de-sac. The dwelling is set within a generous plot with front and rear gardens and an existing driveway providing off-street parking for up to three vehicles.

The surrounding area is characterised by detached family homes of varying sizes and designs. Properties within Derwent Close typically feature traditional architectural forms incorporating pitched gable roofs and elevations constructed from a combination of red and buff brickwork. The dwellings are generally set within spacious plots with private driveways and landscaped gardens, creating an attractive and well-established residential environment.

The property is not a listed building and is not located within a Conservation Area. The site is not subject to any known heritage designations or other planning constraints that would affect the principle of the proposed development.

The existing dwelling is arranged over two storeys and currently provides four bedrooms and a family bathroom at first-floor level. The ground floor comprises a small kitchen positioned to the front of the house, an open-plan living and dining room, a ground-floor WC and a partially subdivided integral garage. Due to its reduced size, the garage is no longer capable of accommodating a vehicle and is currently used as a hobby room, workshop and storage area.

The Need for Development

Whilst the property provides a good level of bedroom accommodation, the existing layout no longer adequately meets the requirements of the growing family who occupy the dwelling.

The current kitchen is relatively small for a four-bedroom family home and does not provide sufficient space for modern family living. In addition, the existing internal arrangement includes an inefficient amount of circulation space and an under-utilised garage which no longer serves its original purpose.

The proposal seeks to address these shortcomings by creating a more practical and efficient layout, improving the quality of the accommodation and providing additional facilities that better support modern family life, including enhanced bathroom provision, utility space and a dedicated home-working environment.



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The Proposal

The application seeks planning permission for a two-storey front extension together with the renovation and reconfiguration of the existing garage accommodation.

The footprint of the proposed extension closely reflects the footprint of the existing garage and therefore represents a modest and proportionate addition to the dwelling. The development will provide a new principal bedroom with ensuite facilities at first-floor level, helping to reduce pressure on the existing family bathroom and providing accommodation more suited to the needs of the household.

At ground-floor level, the proposal will extend the existing kitchen to create a larger and more functional family space. A new principal entrance will be formed to the side of the dwelling, providing a more logical relationship with the approach to the property and creating a welcoming entrance positioned more centrally within the home. The revised layout reduces unnecessary corridor space and introduces practical storage for coats, shoes and everyday family requirements.

The existing garage accommodation will be reconfigured to provide a dedicated utility room together with a home office. These spaces will significantly improve the functionality of the dwelling and provide facilities that are increasingly important for modern family life and flexible working arrangements.

The proposal will not result in the loss of parking provision and the existing driveway will continue to accommodate up to three vehicles.



Design Approach and Appearance

The proposed extension has been carefully designed to appear as a natural and integrated part of the existing dwelling. The scale, form and proportions of the extension take reference from the architectural character of the host property and neighbouring dwellings within Derwent Close.



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The proposed roof design has been deliberately designed to remain subordinate to the principal dwelling. The roof pitch is lower than the existing main roof, ensuring the extension reads as a secondary addition and respects the hierarchy of the original building.

As part of the wider improvements, the existing flat roof element will be removed and replaced with a traditional monopitch roof. This approach provides a more coherent architectural appearance and better reflects the prevailing character of surrounding properties.

Materials will match and complement those of the existing dwelling, ensuring a cohesive and high-quality appearance that integrates successfully with the existing building and surrounding streetscape.

Design Principles

The proposal has been guided by the following principles:

- Creation of accommodation better suited to the needs of a growing family.
- Improvement of the internal functionality and efficiency of the dwelling.
- Retention of adequate private amenity space and parking provision.
- Provision of flexible spaces to support modern family living and home working.
- Respect for the scale, character and appearance of the existing dwelling.
- Use of materials and roof forms that reflect the established character of the surrounding area.
- Maintenance of neighbouring amenity and privacy.



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Impact on Surroundings

The proposed development has been designed to sit comfortably within the plot and wider residential setting.

The extension will have a limited visual impact within the street scene due to the property's location at the end of the cul-de-sac and the subordinate design of the extension. The development respects the scale and character of neighbouring dwellings and reflects the established architectural form present within Derwent Close.

The proposal has also been designed to safeguard the amenity of neighbouring occupiers. Privacy to neighbouring properties is maintained, with windows positioned primarily on the front elevation in a manner consistent with the existing façade. The proposal does not introduce any significant overlooking opportunities and is not considered to result in any unacceptable loss of privacy.

Due to the modest footprint and carefully designed roof form, the proposal is not expected to result in any significant loss of light, overshadowing or overbearing impact on neighbouring properties.

Conclusion

The proposed two-storey front extension and garage renovation represent a well-considered and proportionate enhancement to the existing dwelling at 5 Derwent Close.

The development will provide improved family accommodation through the creation of a principal bedroom with ensuite, a larger and more functional kitchen, a dedicated utility room, a home office and a more logical internal layout. The proposal will make more effective use of the existing building whilst retaining adequate parking and private amenity space.

The design has been developed to remain subordinate to the existing dwelling and to respect the character of both the property and the wider area. Furthermore, the proposal will not result in any unacceptable impact upon neighbouring amenity.

Accordingly, the application is considered to represent appropriate and sustainable residential development and is respectfully recommended for approval.

