

Nettles
Sinnocks
West Chiltington

West Sussex.

Design and Access Statement

Chartered Town Planner

Contents

- 1 – Context, Background, Proposal
- 2 – Planning Policy
- 3 – Design and Visual impact
- 4 – Landscape
- 5 – Biodiversity
- 6 – dark Skies
- 7 – foul and Surface water drainage
- 8 - Sustainability conclusion
- 9 - Conclusion

Context/Background/Proposal

Sinnocks comprises a rural that is characterised by a diverse mix of residential properties, nurseries, farm and equestrian buildings and commercial buildings interspersed with small fields. Nettles is located towards the northern lend of the lane and comprises one of a pair of traditionally designed two storey houses. Originally, the dwellings were symmetrically designed, although both have been altered over the years. The application dwelling has two small single storey side extension and a rear conservatory extension, which whilst modest and unobtrusive are utilitarian in design and appearance. The adjoining dwelling Fairfax House (No.161) has a two storey side and rear extension, which has been designed to appear as an integral part of the dwelling.

The proposal is to demolish the existing flat roofed and conservatory extension and to replace them with a two storey side and a single storey rear extension, which would be more in keeping with the host dwelling and the pair of dwellings.

There are three drivers behind the proposal. They are:

- 1) To meet the current accommodation needs of the applicant and their family.
- 2) To futureproof the dwelling by providing a ground floor bedroom and bathroom.
- 3) The improve the energy efficiency and appearance of the house.

Planning Policy

Policy 28 of the Horsham District Planning Framework 2025 deals with house extensions in the Countryside. It states that extensions should meet the LP's design principles. Policy 32 states that new development will be expected to provide attractive, functional, accessible, safe and adaptable environments, It should complement local distinctiveness and heritage and contribute to the sense of place. Policy 33 seeks to protect the living conditions of existing residents and that development should be sympathetic to its surroundings.

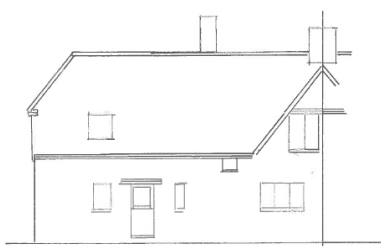
These policies are consistent with paragraph 135 of the national Planning Policy Framework 2024 (Framework).

The Framework also sets out a presumption in favour of sustainable development and at paragraph 60 states addresses the need for housing to meet the needs of older people and people with disabilities. Section 8 of the Framework promotes healthy and safe communities.

Design and Visual Impact

The proposed extension simply elongates the existing building, retaining its main design features and overall form and appearance. Not only does the extension respect the host dwelling, it will appear proportionally more balanced alongside No.161.

This is shown in the drawings below



Nettles front



Fairfax House front



Fairfax House rear



Nettles rear



Nettles side



Fairfax House side

Biodiversity

The proposed extension will be contained within the existing hard surfaced area to the side and rear of the dwelling. There will be no loss of lawn or other planting. As such the proposal is exempt from BNG.

Landscape impact

The Existing house is well screened from Sinnocks by the boundary hedge to the front of the property. This will not change with the proposal. Where it could be glimpsed from the site entrance it will appear well proportioned and as an integral part of the host dwelling. It will be visually far superior to the existing ad-hoc additions. It will also match the side extension at No.161.

Living Conditions

The proposed extension is on the opposite side to No.161 and so will not impact on the living conditions of the occupiers of that property. To the north of the extension are stables, hard-standings, outbuildings, gardens and dense planting. Due to this and distance between the application dwelling and the closest dwelling to the north, the proposal will have no impact on the occupiers of that dwelling.

Light pollution

The proposal does not include any new external lighting.

Surface and foul water drainage

The dwelling is on mains foul drainage and no changes to this are proposed. Surface water drainage will be via an existing soakaway under the gravel hardstanding. This is in addition to the use of water butts proposed alongside the dwelling and the stable building. This water will be used in the garden and the stable yard.

Sustainability Conclusion

Economic – Employment during the construction stage of the development.

Social – Providing an extended home which will meet the current and future needs of the applicant and their family.

Environmental – Providing a more energy efficient home for an older couple.

Conclusion

The proposal will respect the character and appearance of the host building, the site and its surroundings. The proposal will also protect the living conditions of the occupiers of the neighbouring properties. Accordingly, the proposal complies with the Horsham District Planning Framework and the National Planning Policy Framework.