

DESIGN & ACCESS STATEMENT

Proposed single storey, rear addition at

8 Kempshott Road, Horsham
West Sussex. RH12 2EY

Context:

8 Kempshott Road is a typical, two storey, semi-detached dwelling, built at the turn of the 20th century. The house is located on the northern side of Kempshott Road, within a residential area of Horsham. The property enjoys a single storey rear extension, built as part of the original house design, and as seen on other houses in Kempshott Road. The property has not been altered since its construction, other than the creation of a room within the roof space.

The application seeks planning permission for the construction of a modest, single storey, rear extension. The proposed rear addition will not affect the existing front elevation or current access to the property. It is therefore felt that the proposed works should not raise any concerns with regard to any impact on neighbouring properties.

Amount:

My clients wish to extend their property to the rear / side, creating a single storey, ground floor infill between the existing two storey and single storey areas of the building. The dimensions of the proposed infill are 2.95m x 5.52m, thus increasing the foot-print of the house by 16.28 sq.m.

Layout:

The original, front elevation rooms, front entrance, etc. will not alter. Thus, the street scene will not be affected by the proposed addition. First and second floor accommodation will not be altered. By creating additional floor space at the rear of the house, my clients seek to improve the existing kitchen / breakfast areas of their home.

Scale:

The scale of the main house will not alter. The barn ended and hipped roofs will remain unchanged. The tiled, pitched, apron roof, over the infill addition, will match the 40° pitch seen on the main house roof.

Landscaping:

Landscaping will not alter. The proposed infill addition will still leave an amenity area at the rear of the house.

Appearance:

The external walls will match the main house walls.

The proposed infill extension will have a tiled, pitched apron roof over. A recessed flat roof, will incorporate a lantern light, providing extra light in this area of the house.

Fenestrations will be double glazed, white upvc components, including the lantern light.

Access:

Front elevation pedestrian access will not be altered. The existing side elevation pedestrian access will be relocated to the side of the new addition.

General:

I am of the opinion that this is a modest, single storey addition to an existing house, which will enhance the use of the kitchen and dining areas for the occupants. The front elevation and street scene will not alter. It should be noted that a number of properties in Kempshott Road have built similar additions.

Please do not hesitate to contact me should you have any questions regarding my clients' intentions.

Graham Askew

23rd June 2026