Little Warren

Proposed single storey rear extension

Planning, Conservation, Design, Heritage and Access Statement

Revision A *– following consultation with the Conservation Officer Mr Rix and revision of the proposed design.*

1. Introduction

Little Warren is a detached two storey dwelling house of traditional style and appearance. The house is situated within the recently formed (18 April 2024) West Chiltington conservation area with many of the houses designed and built by Mr Wells during the first half of the 20th Century. The house portrays the Arts and Crafts style which eschews industrialisation and modernity with the style being 'cottage' with painted brickwork walls with arches and timber framing, some weatherboard wall finish at first floor level and clay tiled roofs with prominent chimneys.


Front elevation


Rear elevation

2. Site and Surroundings

The site lies on the edge of the Conservation area and is one of a series of houses arranged around a small 'cul de sac' lane. As such there is a reasonably suburban feel to the front of the site with tarmac road and a series of driveway entrances with garden fences, walls etc.


Wyndham Lea – tarmac roads, hedges and trees.

The area generally is quite well populated with mature trees several of which border and enclose the rear garden

3. Heritage Statement

The application site is within the West Chiltington Lanes Conservation Area, of which much is written in the Horsham published *West Chiltington Lanes Conservation Area Appraisal and Management Plan* therefore this won't be repeated or re-written here.

With Little Warren within a Conservation Area it is therefore recognised as a non-designated heritage asset. A heritage asset is a building, monument, site, place, are or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest, and this includes assets identified by the local planning authority.

Paragraph 189 of the NPPF states that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. This is a vary important statement for the ongoing life of Little Warren as a family home with the proposal 'conserving' the original whilst creating a future role as a family home in the Conservation Area and local community.

Chapter 16 of the NPPF sets the national agenda for 'Conserving and enhancing the historic environment'. This in particular requires the significance of any heritage asset to be identified and assessed that may be affected by a proposal. The Heritage Asset in question is 'non-designated' and therefore as NPPF paragraph 194 there is no requirement as part of the Application to describe the Heritage Asset.

Paragraph 199 of the NPPF states that 'great weight' should be given to the conservation of a designated heritage asset. Little Warren is a non-designated Heritage Asset therefore 'great weight' is not applicable, so with the question really being does the proposal 'harm' the original House, does it make the original dwelling less 'legible' and does it de-value Little Warren.

The proposed extension is respectful of the original building and uses a similar architectural language and style.

The NPPF in paragraph 206 requires Local Authorities to 'look for opportunities for new development in conservation areas' of which this proposal is and it is the balance between conservation at all costs and to the detriment of any development, progress or enhancement of housing and the built environment, or acceptance that there has to be and should be 'progress' alongside conservation.

4. Planning Application Proposal

This Application seeks Planning Consent for the removal of an existing conservatory and in its place construction of a single storey extension to the south west side of the house. The property is to remain as a single dwelling and the extension is to provide additional living to what currently appears as a fairly large house but suffers from a floor plan made up of lots of small spaces.

5. Design and the Conservation Area

The existing house is in a Conservation area and is a non designated heritage asset and as such any design proposal will be scrutinised during the Application process and must be sympathetic and appropriate for the original building and conservation area's character.

The proposed extension is single storey and replaces a very out of character modern conservatory.

The design of the proposed extension is of an architectural style and language of the original Wells house with painted brickwork, steeply pitched clay tile roofs, somewhat quirky brick detailing and flat arches.

The proposed extension is not seen from the front of the house and is within the silhouette when viewing the house from the rear.

The proposed extension includes a new clay pitched roof of the same pitch as the existing in two pats to add to and (potentially) enhance the already interesting and varied roofscape.

Part of the extension is flat roofed and this is a flat lead roof behind a brick parapet in a style and detail that may well have been found in the 1920's and 30's in the local area.

The proposed design (revised) has been arrived at partly through useful discussion with the Conservation Officer and it is understood the revised design will be acceptable and supported.

6. Proposed works and visual impact in the Conservation Area

The overall mass and size of the building will viewed from the front and rear will not significantly increase as the proposed extension is within the existing building's outline.

The extension does not infill a gap or interfere with any specific views or lines of sight within the Conservation Area and will not be seen from anywhere other than within the site.

Any development has impact however the proposed extension is designed and intended to be respectful of the surroundings and of the Wells architectural style and to comfortably fit into its surroundings.

7. Access

The access into the house remains unchanged which is via the front door on the existing front facade.

8. Nature and Ecology

The proposed extension will have minimal impact on the sites ecology with its footprint being partly the conservatory to be removed and existing gravel and paved areas around.

No trees will be removed or affected as they are all some distance away from the house.

9. Conclusions

The extension to Little Warren is intended as a positive addition and is intended to enhance the use and suitability of the existing house for modern family life.

The design does not overshadow, overlook or reduce the privacy of adjoining properties, and makes good use of space between buildings.

The proposed design references the original Wells style through its use of traditional form and materials.

It is respectfully requested that Planning Permission is granted for reasons as noted in this document and for the design on accompanying drawings.

Rathbone Miller

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