Design, Access and Planning Statement

Address of Proposal

7. Copperfield Place, Horsham, West Sussex. RH12 2HR

Introduction.

The proposal is for a single storey rear extension, which provides additional domestic accommodation.

The proposal has been designed with in the criteria of:-

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 - Permitted Development Rights. Part 1 of Schedule 2 -Class A - Enlargement, improvement or alteration.

The Site/ Access

The site is currently a private dwelling, in all 240m^2, as shown on the site plan, all boundaries are clearly designated and have a variety of fencing etc, which will be retained.

There are no public rights of way within the property.

There is of road, on-site parking for two vehicles.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing. The site is generally level on both compass axis.

Planning History

DC/25/0963 – "Prior Approval" Application for Larger Extension. Approved 22nd July 2025.

General

The proposed single storey extension, measures 7.5m wide x 4.0m deep x 2.90m to the eaves and 2.97m to the abutment with the existing dwelling.

It will be constructed with locally sourced, matching, traditional materials, with common facing brickwork, interlocking profiled tiles, incorporating rooflights, white Upvc eaves enclosures and high-performance, double-glazed joinery.

Discussion

With reference to the above and the National Lawful Development – Class A criteria the site has been proposed for the following reasons: -

a) The dwelling house is not within article 2(3) land. "Specific protected area".
b) The proposal does not cover over 50% of the site ground area.
c) The proposal does not exceed the height of the existing dwelling.
d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered does not exceed the height of the eaves of the existing dwellinghouse.
e) The enlarged part of the house does not extend beyond a wall which forms the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse.
f) The enlarged part of the dwelling house is to be single storey and extend beyond the rear wall by no more than 6.0m (4.0m actual) for a detached dwelling. **Prior Approval – DC/25/0963**
g) The enlarged part of the dwelling house is to be single storey and not exceed 4.0m in height (2.97m actual).
h) The enlarged part of the dwellinghouse within 2 metres of the boundary of the curtilage of the dwellinghouse, the eaves of the enlarged part would exceed 3 metres. (2.90m actual)
i) The materials to be used for the exterior surfaces shall be of similar appearance to the existing dwellinghouse.

Conclusion

Overall, the development accords with the. The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 - Permitted Development Rights. Part 1 of Schedule 2 - Class A - Enlargement, improvement or alteration of a Dwelling House.

Prepared by:- M. & J. Design Services Ltd. 22nd July 2025