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Design & Access Statement for:

31 Greenway, Horsham, West Sussex, RH12 2JT

Prepared By: Harriet Bedford
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This planning application is seeking approval for the installation of a replacement roof on an existing conservatory at the rear of No.31 Greenway.

1. Introduction

This Design and Access Statement is in support of a planning application on behalf of our client Mr Daniel Bertorelli ('the applicant'), for the installation of a replacement roof on an existing conservatory. Householder planning permission is required for the works as the proposed eaves height will exceed the 3 meters permitted development rights, due to the roofs position being within 2 meters of a boundary.

2. Site and Surrounding Area

The application site comprises of a two-storey semi-detached dwelling within the built-up area of Horsham, surrounded by similar semi-detached houses. The dwelling itself and neighbouring dwellings, mostly comprise of red brick, render and clay roof tiles.

The application site is not affected by any planning constraints.

3. Proposal, Layout & Design

The application proposes to replace the existing glazed conservatory roof with a solid roof and skylight, raising the eaves height to match the eaves of the existing single storey rear extension. This was completed by the previous owners under permitted development rights (due to the boundary edge exceeding 2 meters).





PROPOSED DRAWINGS



The proposed materials will not only provide the applicant with an improved usage of the internal space due to improved insulation and UV control, but the visual appearance of the properties rear elevation will also be of better design. The proposed external materials will match the existing dwelling.

The proposed changes will have minimal to no impact on the neighbouring properties.

4. Planning History

The application site has no planning history available.

5. Summary

It is considered that this proposal is not contrary to any current planning policies. The general layout and scale are appropriate to the location. We hope therefore this application would receive the full support of Horsham District Council.