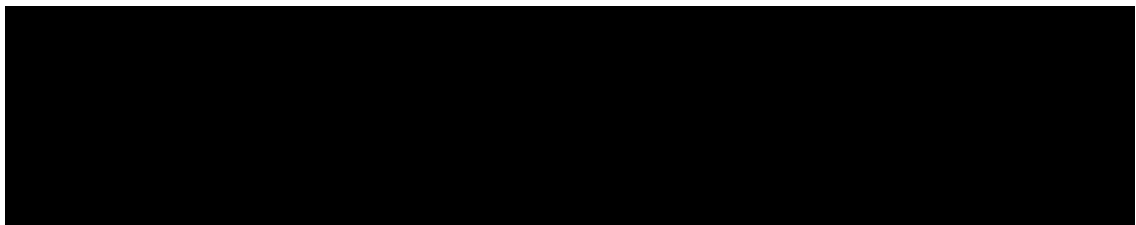


Hareswith House
West Chiltington Road
Storrington
West Sussex.

Design and Access Statement

Chartered Town Planner



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Background/Proposal

Planning permission DC/26/1000 is for the extension of the existing/approved domestic annex at Hareswith House.

Whilst works have already commenced the applicants are hoping to make further changes to the fenestration. They are seeking to increase the level of natural daylight and sunlight within the building; provide a reasonable outlook from the rooms; and to improve the appearance of the east and west elevations. In particular the changes include:

- * make the ground floor windows on the west elevation marginally wider.
- * add a second window in the west elevation to improve daylight within the area it serves.
- * split the nursery window to improve the internal appearance
- * Reduce window height slightly to provide an enhanced internal aspect.
- * made the boot room door height match the standard window height for aesthetic reasons.
- * remove a bathroom velux as it is unnecessary and for aesthetic reasons.
- * add a twin velux to the ensuite to improve daylight levels.

Accordingly, the proposal is for a non-material amendment to planning permission DC/26/1000. which involves a variation to condition 1 of the existing planning permission, which states:

“Plans Condition: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed Plans	A-106 REV T4	22.06.2026”

Planning Policy

Policy 28 of the Horsham District Planning Framework 2025 deals with replacement dwellings, outbuildings and house Extensions in the Countryside. It states that ancillary buildings and garages should meet the LP’s design principles. Policy 32 states that new development will be expected to prove 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.

Policy 33 states that in order to conserve and enhance the natural and built environment developments shall be required to:

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

These policies are consistent with policy DP3 of the National Planning Policy Framework 2026 (Framework).

The Framework also sets out a presumption in favour of sustainable development and at policy CC2 supports using design approaches which conserve energy and other resources in accordance with policy DP3(2)(b).

Chapter 5 of the emerging Local Plan places far more emphasis on energy conservation. In particular policies 6, 7 & 8 require proposals to include measures which contribute to achieving net zero carbon emissions across the District by 2050. This includes measures to reduce the consumption of electricity.

Design and Visual Impact

The proposed additional and altered windows relate to a building that is located within a large site that is well screened around its boundaries. The windows are primarily at ground floor level and in reality the proposed changes to the fenestration will not be noticeable within the local environment. The proposed fenestration has been designed to respect the design and appearance of the building and its setting.

North elevation Existing/ proposed



South elevation approved and proposed



West elevation approved and proposed



East Elevation approved and proposed



As can be seen on the submitted proposed floor plans the proposed additional windows will provide increased natural daylight within the kitchen/hall and living room. It will further reduce reliance on electric lighting and heating.

Energy Efficiency

The resultant building will be energy efficient. The proposed windows will increase its energy efficiency by reducing reliance of internal lighting and heating by providing materially more natural light and solar gain in the rooms concerned.

Biodiversity

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

Landscape impact

The proposed extension will not be visible from West Chilton Road or in the approach to the property from the access drive. It will be screened from the adjacent property to the south by existing mature hedges and occasional trees. Where it could be glimpsed it would not be within the main expansive westerly and southerly outlook from the property to the south.

From the north, the extension will be visible from a small stretch of the adjacent field, where it would simply blend in with the existing buildings. It would not extend the built-up area occupied by the house and ancillary outbuilding.

Living Conditions

The proposal extends the building towards the host dwelling and will not impact on the living conditions of the neighbouring property.

Sustainability Conclusion

Economic – Employment during the construction stage of the development.

Social – Providing an improved internal environment which will benefit the well-being of the occupants, etc.

Environmental – Providing an enhanced energy efficient home for an older couple.

Conclusion

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