

DESIGN & ACCESS STATEMENT

1 Lambs Farm Close, Horsham, RH12 4JZ



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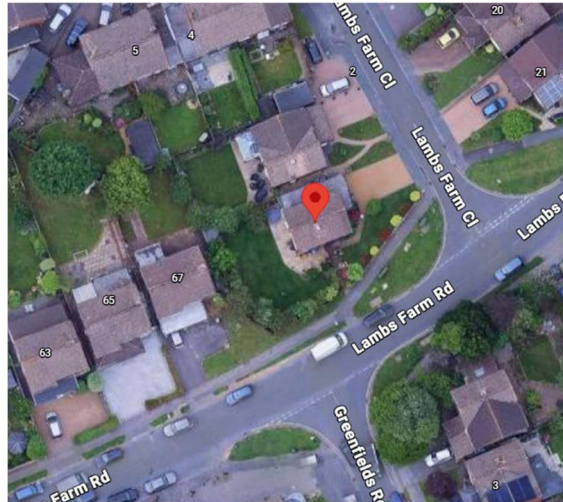
Design and Access Statement

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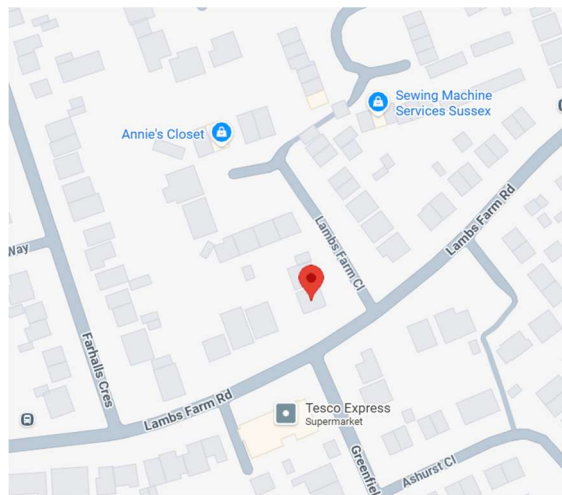
January 2026

ASHTON PAUL (DESIGN&BUILD) LTD

AERIAL PHOTO



ROAD MAP



Details

Address:	1 Lambs Farm Close, Horsham, RH12 4JZ
Application Type:	Householder Planning
LPA:	Horsham Council
Applicant:	Mr & Mrs Dunkley
Agent:	Ashton Paul (Design & Build) Ltd
Site Area:	583 sq. m.
Proposal:	Proposed first-floor side extension with associated internal alterations to the existing dining room, installation of bi-folding doors to the rear elevation, and the formation of a new playroom, including a new window to the side elevation. The proposal also includes the construction of a new front entrance porch.

0. Preamble

Planning permission is sought for alterations and extensions to the existing dwelling at **1 Lambs Farm Close, Horsham**. The proposals include:

- A first-floor side extension to provide a new master bedroom with ensuite and dressing facilities
- A partial garage conversion to create a playroom ancillary to the main dwelling
- The installation of bi-fold doors to the rear elevation

The development has been designed to accord with the Horsham District Planning Framework objectives relating to high-quality design, protection of residential amenity, and the sympathetic evolution of established residential areas.

The proposed extension reflects the prevailing built form in Lambs Farm Close, where a number of properties have installed similar first-floor side extensions with pitched roofs flush with the principal elevation. As such, the proposal represents a logical and proportionate response to the area's established character.

1. Introduction

This Design and Access Statement accompanies a householder planning application for extensions and internal alterations to an existing detached dwelling at **1 Lambs Farm Close**.

The proposals seek to improve the functionality and long-term suitability of the dwelling for family occupation while ensuring that the scale, form, and appearance of the development remain appropriate to both the host property and the wider street scene.

2. Site and Surroundings

The site is located within a residential cul-de-sac characterised by detached dwellings of similar scale, spacing, and architectural form. The area has evolved over time, with several properties benefiting from modest extensions that respect the street's original character.

There are no heritage, conservation, landscape, or ecological designations affecting the site. The surrounding context is therefore considered suitable for sensitively designed domestic extensions, provided they are appropriately scaled and detailed.

3. The Need for Development

The applicants require additional and improved internal accommodation to support modern family living, including a dedicated master bedroom suite and enhanced ground-floor living space.

The proposal makes efficient and sustainable use of the existing building footprint, minimising land take and avoiding unnecessary sprawl into the rear garden. The partial use of the existing garage ensures that development remains proportionate and avoids overdevelopment of the plot.

4. Design Principles

The design has been guided by the following key principles, consistent with Horsham DC policy:

- Respect for the character and appearance of the host dwelling
- Alignment with the established pattern of development within the street
- Ensuring additions remain subordinate and visually balanced
- Avoiding harm to neighbouring amenity

The first-floor extension adopts a traditional pitched roof form and is positioned flush with the front elevation, reflecting nearby examples and maintaining the established building line. This approach ensures that the extension reads as a natural continuation of the dwelling rather than an incongruous addition.

5. Scale, Massing, and Layout

The proposed first-floor side extension is proportionate in scale and massing relative to the existing dwelling. Ridge and eaves heights are carefully controlled to ensure the extension does not appear dominant or visually intrusive.

Internally, the layout provides a logical and efficient arrangement of accommodation, improving circulation and usability without necessitating excessive enlargement of the building.

The ground-floor playroom, formed from part of the existing garage, remains clearly ancillary to the primary residential use and does not compromise the property's overall residential character.

6. Appearance and Materials

The materials palette has been selected to ensure visual cohesion with both the host dwelling and the wider street scene.

Proposed External Materials:

- **Roof:** Pitched roof with tiles to match the existing dwelling
- **First floor walls:** White painted smooth render
- **Ground floor walls:** Existing facing brick retained
- **Windows:** Dark grey / Black double-glazed casement windows to match existing.
- **Rear doors:** Dark grey / Black Aluminium bi-fold doors to the rear elevation.

The use of white painted render at first-floor level reflects common detailing found on similar extensions within Lambs Farm Close and contributes positively to the architectural rhythm of the street.

7. Access

The proposal does not alter existing vehicular or pedestrian access arrangements. The site will continue to be accessed from Lambs Farm Close, and parking arrangements remain unchanged.

The retained portion of the garage continues to provide storage, ensuring the proposal does not result in highway or parking impacts.

8. Impact on Neighbouring Amenity

The development has been designed to avoid adverse impacts on neighbouring properties. In particular:

- No unacceptable overlooking is introduced
- Daylight and sunlight impacts are minimal due to the extension's scale and roof form
- The proposal does not create an overbearing or dominant presence

Overall, the scheme complies with Horsham DC objectives to safeguard residential amenity.

9. Conclusion

The proposed development represents a high-quality, policy-compliant domestic extension that responds positively to its context. It respects the character of Lambs Farm Close, follows established local precedents, and delivers meaningful improvements to the dwelling without causing harm to neighbouring amenity or the wider street scene.

The proposal is therefore considered to fully accord with the design and amenity principles of the Horsham District Planning Framework and is respectfully submitted for approval.

Prepared by:

Ashton Paul Smythe B.Sc. (Hons)

Ashton Paul (D&B) Ltd

Date: 22 January 2026