

77 Highlands Road

Horsham

West Sussex

RH13 5ND



Design and Access Statement

**To accompany a Householders Planning Application for a single storey front porch and
two storey rear extension**

Applicants: Mr S Bell

April 2026

1.0 INTRODUCTION:

- 1.1 This report has been prepared on behalf of Mr S Bell, the current owner of no.77 Highlands.
- 1.2 The applicant wishes to create a single storey front porch extension, and a two-storey rear extension to their semi-detached two-storey property.
- 1.3 The new additions along with internal reordering will create at ground floor level; an entrance porch, shower room, open plan kitchen dining room, and separate sitting room, snug/office and utility. And at first floor level; an additional bedroom creating a four-bedroom home to meet the needs of the family in the future.

2.0 LOCATION AND SITE SETTING:

- 2.1 The application site is situated on the eastern side of Horsham in West Sussex, roughly 1 mile south-east of Horsham Railway Station. Highlands Road runs north-east to south-west. The property is located on the northern side of Highlands Road, with its rear garden onto the fields and grounds of Milais Secondary School.
- 2.2 The road consists of residential properties to both sides, all similar age of construction, all set back from the road with private drives.

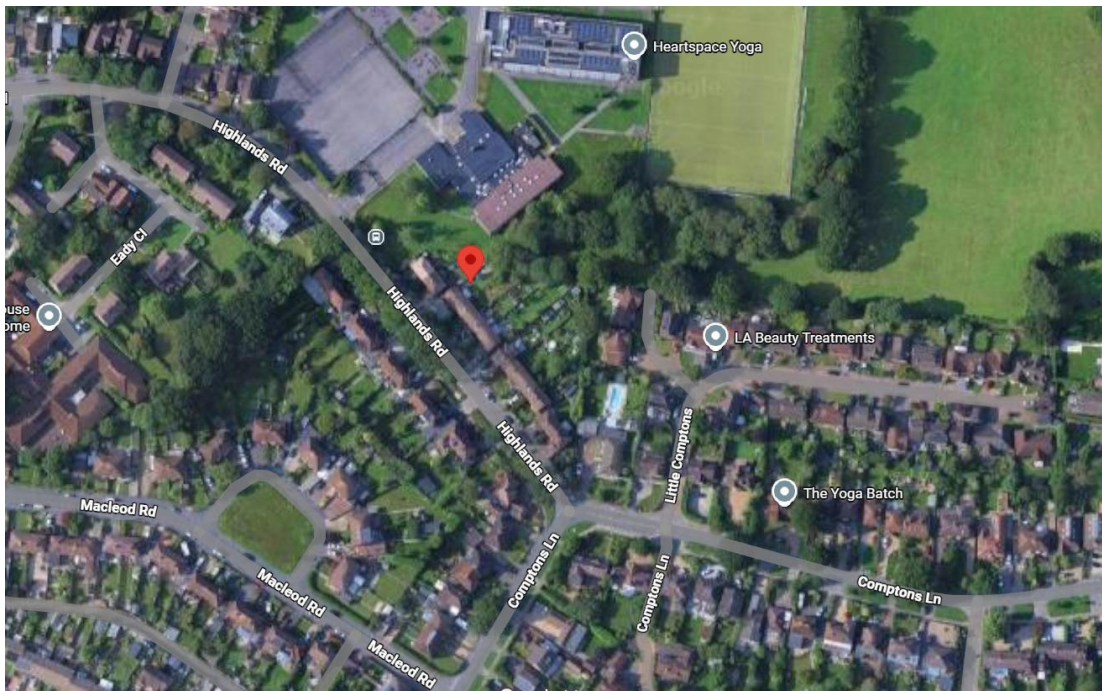


Fig 1: Google Maps Satellite Image showing 77 Highlands, highlighted in red

- 2.3 The site is not located within a Conservation Area.

- 2.4 The local area is characterised with semi-detached properties, predominantly two-storey, occupying reasonably sized plots. Many properties on Highlands Road and similar neighbouring roads have extended with examples of front, side and rear extensions.

3.0 PLANNING HISTORY:

- 3.1 Historic Planning Applications: There were no historic Planning Applications found for 77 Highlands Road on the Horsham District Planning website.

4.0 EXISTING PROPERTY

- 4.1 The existing property is a C20th semi-detached two-storey dwelling. The site includes a large driveway to the front and south-west of the property, side access to the rear of the property along the north side of the house, and a good-sized garden to the north-east and rear. The property is bounded by an attached neighbouring property to the south, another property to the north (not attached) and its northern boundary at the end of the garden is adjacent to Milais School grounds.



Fig 2: Existing Site Plan

- 4.2 The property has been extended previously to include a rear conservatory.
- 4.3 The dwelling is constructed in red brickwork in stretcher bond, under a dark grey concrete tile gable roof pitching backwards. Windows are casement in white upvc.

- 4.4 The front elevation includes a central front door, with ground and first floor casement windows, red brickwork and concrete roof tiles. The property is set at a higher finished floor level to the front drive, with 3no. steps up to the front door.



Fig 3: Existing Front Elevation

- 4.4 The rear elevation includes a conservatory structure, with the red brick property, with casement windows and gable roof pitch visible behind.
- 4.5 To the rear of the property, there is a patio area set to a lower finished ground level to the house which leads around the side of the property. The garden ground level is largely flat with decked and grassed areas.



Fig 4: Existing Rear Elevation

4.6 To the north and side of the property there is external side access leading to a timber gate and steps up to the kitchen door.

5.0 PROPOSED ALTERATIONS:

5.1 The proposal seeks Planning Permission for the construction of a single storey front porch and partially two storey rear extension.

5.2 Internally the additions create at ground floor level; an entrance porch, shower room, living room open plan kitchen dining room, and snug/study and utility. And at first floor level; an additional bedroom creating a four-bedroom home to meet the needs of the family in the future.

5.3 Externally the proposal will retain the existing driveway parking provisions within the front along with the existing grassed area and planting. The proposed front additions are in keeping with similar existing front extensions to neighbouring properties and does not impact the parking provisions. To the rear the additions are located on existing line of the conservatory retaining the green space to the rear garden.

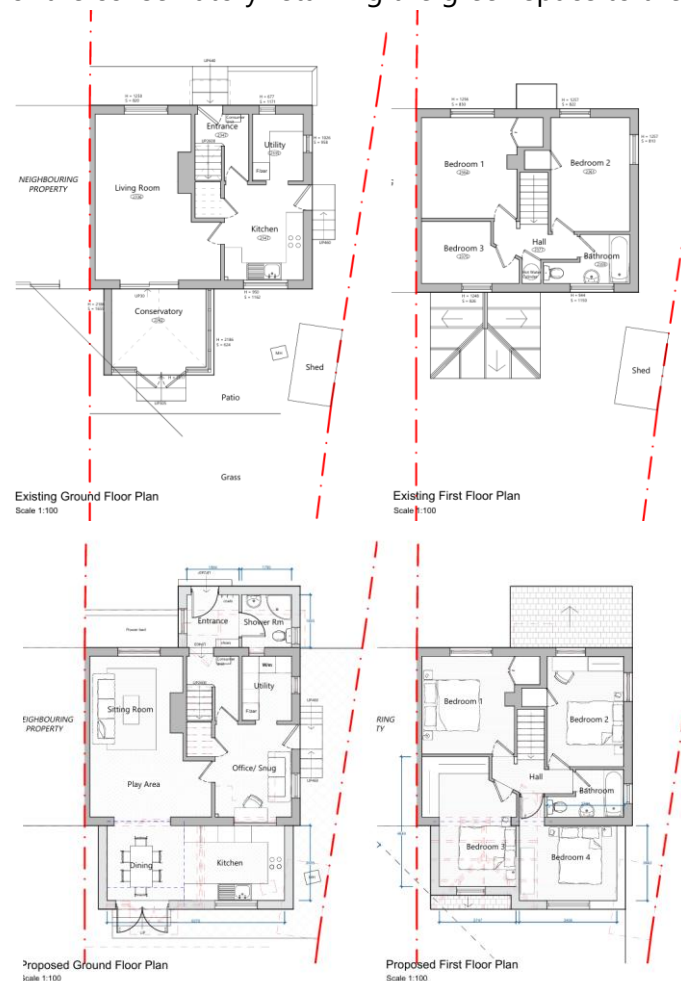


Fig 6: Existing and Proposed Floor Plan

5.2 Front West Elevation

1. new front porch extension introduced with mono-pitched roof to the left-hand side of the elevation, using materials to match the existing property, creating an attractive entrance point from the front.

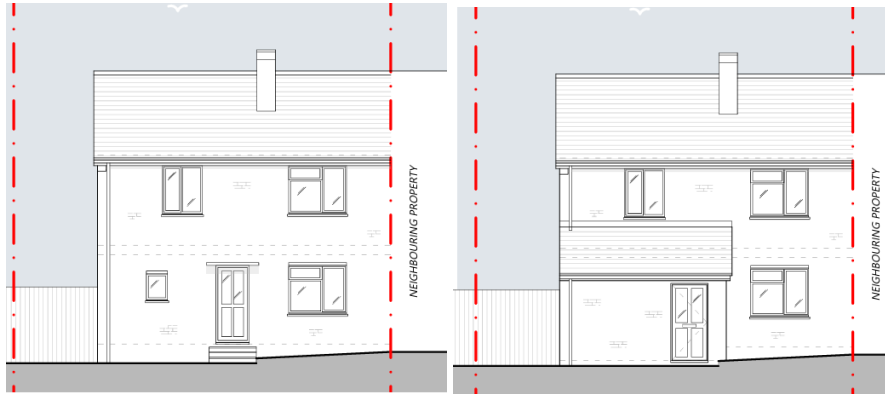


Fig 7: Existing and Proposed Front East Elevation

5.3 Side North Elevation

1. projecting front porch element under mono-pitch roof in tile to match existing, casement window with obscure glazing to wc/shower room.
2. new casement window within existing side elevation to provide daylight into space, obscure glazed.
3. rear extension element projecting to the rear garden finished in red brick and gable ended tile roof to match existing materiality and form.

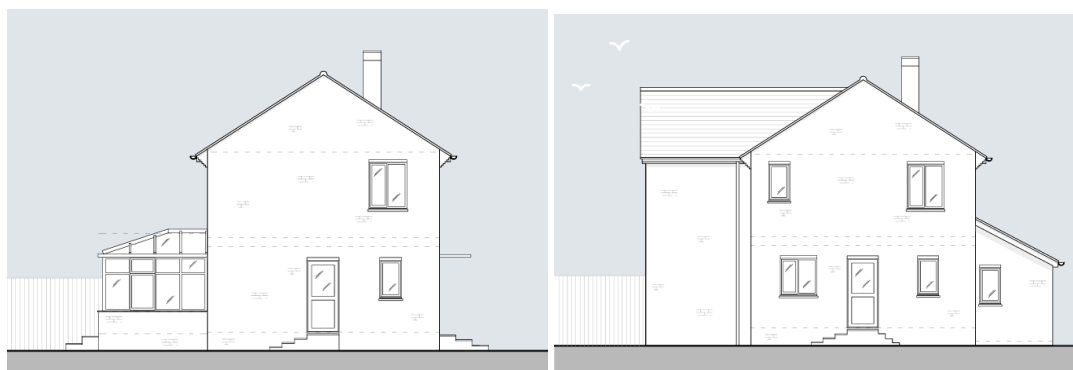


Fig 8: Existing and Proposed Side North Elevation

5.5 Rear East Elevation

1. at ground floor level, rear extension the full width, projecting into the rear garden by depth of existing conservatory (3m), which creates a cohesive and attractive rear elevation to the property whilst retaining external side access to the rear garden.
2. at first floor level extension is partially offset in to ensure Right to Light is retained to the adjoining property.

3. Under a double gable pitched roof to match the existing form and materiality of the property whilst remaining below the existing ridge line.
4. French door set is proposed opening the dining spaces out onto the garden, casement windows to kitchen and first floor bedrooms looking to the rear.



Fig 9: Existing and Proposed Rear West Elevation

5.6 Form and Scale:

The proposed side extension form follows the existing roof form with matching pitch to gable ended rear extension and mono-pitched front additions, remaining in keeping with the host building.

The proposed additions are in keeping with the scale of similar additions to neighbouring properties.

5.7 Floor Area:

Existing = Ground Floor 51.7sqm First Floor 41.8sqm = 93.5sqm
Proposed = Ground Floor 68.9sqm First Floor 58.7sqm = 127.6sqm

Increase = 36.5%

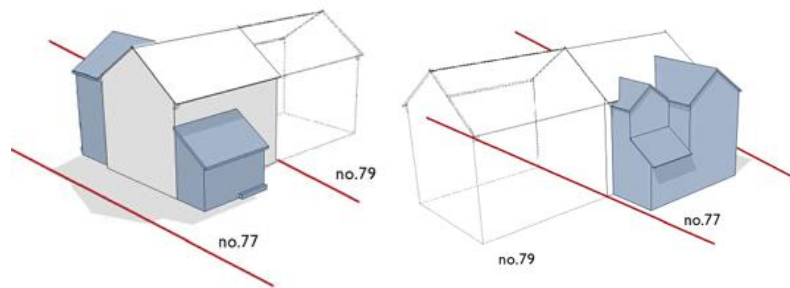


Fig 10: massing model

6.0 SUPPORTING DOCUMENTATION:

6.1 Plans and information submitted in support of the application comprise the following:

- 26040-100: Existing Site Plan and Site Location Plan
- 26040-110: Existing Floor Plans
- 26040-120: Existing Elevations
- 26040-200: Proposed Site Plan and Site Location Plan
- 26040-210: Proposed Floor Plans
- 26040-220: Proposed Elevations

6.0 CONCLUSION:

- 6.1 The additions create at ground floor level; an entrance porch, shower room, open plan kitchen dining room, sitting room, snug/office and utility. And at first floor level; an additional bedroom creating a four-bedroom home to meet the needs of the family in the future.
- 6.2 The proposed materiality and detailing of the additions are in keeping with the existing property.
- 6.3 The proposed form of the additions adds a double cross wing to the existing roof form northwards, and includes modest mono-pitched roof extension to the front.
- 6.4 The proposal will future proof the property for the family, allowing them to remain at the residence as their forever home.