



ARCHITECTURAL DESIGN
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Design & Access Statement

Proposal:

Demolish existing conservatory and erect a new single storey side extension to the same elevation.

Site:

59 Berrall Way
Billingshurst
RH14 9PQ

Location & Description of Application Site:

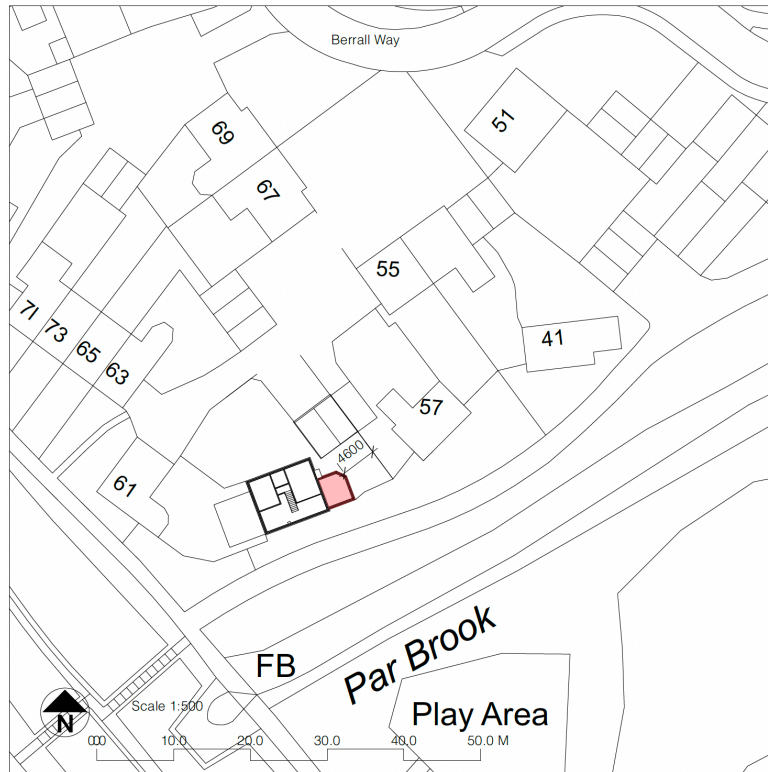
Berrall Way is part of the development estates constructed at the turn of the 21st Century in the South West built up area of Billingshurst. It is a mixed development of detached and semi detached family homes with modest gardens and a local play area.

The application property is one of the most southern units in the estate and immediately opposite the Parbrook Play area. It is a traditional Sussex Style property with a barn ended roof and a mixture of dark roof tiles, contrasting orange tile hanging to first floor and a local stock brick to head of frame at ground floor. On the eastern elevation there is a plastic roofed conservatory that is now aged and in need of replacement.

The principal elevation fronts the footpath. leading from the estate to the Parbrook Playground and footpath network.

Adjacent to the property is a large hipped roof double garage sited on an angle to the host dwelling leaving a small pathway into the rear garden. The small rear garden is enclosed by this garage and enclosed panelled fencing.

Reproduced below is the block siting of the application property detailing the relationship to the adjacent properties in the estate.



Reproduced below are the existing elevation's of the property, with the south elevation facing the footpath and the Principal Elevation.



Reproduced below are pictures of existing conservatory to be replaced.



Existing principal Elevation and conservatory



Existing conservatory to be replaced

The Proposal.

The existing conservatory is to be demolished and a new single storey extension under a full hipped roof is to be constructed. There is a marginal increase to the footprint of the extension over the conservatory increasing from 12m² for the conservatory to 15.2m² for the extension. The entrance/exit door to the extension has been kept on an angle to help maintain the access passage to the rear garden. The roof has maintained the rectangular shape with a cantilever overhang soffit providing good weathering cover to the exit door.

The South elevation is full brickwork to match the house and the window will match the size and style of the adjacent window to the existing house. Plain roof tiles will be used to match the main roof tile.

There is full fenestration to the east and north elevations, with a cill height of 675mm.

Reproduced below are the proposed elevations drawings, the red lines indicating the proposed works.



Relevant Planning Policy

The statutory Development Plan for the area comprises the Horsham District Planning Framework 2015.

Policies within the Horsham District Planning Framework 2015 considered relevant to this application include Policy 32 and 33. These are reproduced in full below and overleaf.

Policy 32

Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

- 1. Provide an attractive, functional, accessible, safe and adaptable environment;**
- 2. Complement locally distinctive characters and heritage of the district;**
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;**
- 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and**
- 5. Help secure a framework of high quality open spaces which meets the identified needs of the community.**

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
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.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Evaluation

This is a carefully considered proposal which produces a form and design of extension that would sit comfortably on the host property.

The side extension replaces the existing tired conservatory. This would be in-set behind the front building line and have a ridge height falling below the principal soffit level of the main house.

When viewed within the street scene, it would represent a sensitively designed and comfortable addition.

To the street scene there is very little impact as it replaces an existing structure almost of the same size with a more conventionally built structure which matches the host dwelling.

The proposal does not invade the existing garden nor does it have any impact on the immediate neighbour at No.57. The proposal is significantly dwarfed by the existing double garage with full hipped roof.

Reproduced below are CGI visuals giving an indication of the proposal and demonstrating the scale relative to the host dwelling.



Relating this proposal to relevant Local Plan policy, it is considered that the development meets the requirement for high quality and inclusive design set out within Policy 32.

The proposed extensions respect the spatial qualities of the street scene. The form and scale of the extension respect those of the host dwelling and would be read as subsidiary in scale to the main house.

The general development principles set out within Policy 33 are also met.

No unacceptable harm to the amenities of neighbouring properties would arise. The extensions have an acceptable scale, massing and appearance and appropriate matching building materials are proposed.