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1.0 SITE & EXISTING DWELLING

- 1.1 8 Mallard Close is a semi-detached single-storey dwelling located within an established residential area of Horsham. The property forms part of a pair of dwellings that display a distinctive post-war architectural character. The original design is characterised by simple geometric forms, strong horizontal proportions, low-profile rooflines, a prominent chimney feature and generous areas of glazing; qualities commonly associated with mid-century residential architecture.
- 1.2 The dwelling currently includes a conservatory to the rear, which forms a later addition to the property and does not reflect the architectural character or design quality of the original building.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposal seeks planning permission for:

“the demolition of the existing conservatory, erection of a single-storey rear extension and associated internal alterations.”

- 2.2 The extension will provide an enlarged dining area together with ancillary pantry and utility accommodation, creating a more practical arrangement for modern family living and improving the relationship between the internal living spaces and the rear garden.

3.0 DESIGN APPROACH

- 3.1 A key objective of the proposal has been to reinforce the architectural qualities that define the existing dwelling. Rather than replicating the original architecture, the extension has been designed as a contemporary interpretation of the principles that underpin the house, creating an addition that is sympathetic to the existing building whilst remaining clearly identifiable as a product of its own time.
- 3.2 The design takes inspiration from characteristics commonly associated with mid-century residential architecture, including simplicity of form, a clear horizontal emphasis, strong visual connections to the landscape and the honest expression of materials. These principles have informed the overall composition of the extension and helped ensure that the proposal feels intrinsically connected to the original dwelling.
- 3.3 A shallow mono-pitch roof form has been adopted to maintain a low visual profile and preserve the prominence of the existing house. Large areas of glazing maximise natural daylight within the new

accommodation and strengthen the visual connection with the rear garden, reflecting qualities already present within the original design. The proportions, roof form and fenestration have been carefully considered to create a balanced and cohesive addition that respects the architectural composition of the semi-detached pair.

- 3.4 The proposal replaces a lightweight conservatory with a permanent and architecturally integrated extension that contributes positively to the overall appearance of the dwelling and enhances the quality of the accommodation provided.

4.0 SCALE & IMPACT

- 4.1 The development remains entirely single storey in height and is modest in scale relative to the host dwelling. The extension is positioned to the rear of the property and has been designed to remain subordinate to the existing building.

- 4.2 Given its scale, form and relationship with neighbouring properties, the proposal is not considered to result in any unacceptable impact upon residential amenity through overlooking, loss of privacy, overshadowing or overbearing impact.

5.0 MATERIALS

- 5.1 The proposed materials have been selected to complement the existing dwelling and include red/brown multi-stock brickwork, black-framed glazing and contemporary detailing. Together, these elements create a cohesive extension that respects the character of the existing property whilst providing a subtle contemporary expression.

6.0 CONCLUSION

- 6.1 The proposal represents a high-quality and carefully considered addition that celebrates and reinforces the architectural character of the original dwelling. By drawing inspiration from the defining qualities of the existing mid-century architecture, the extension provides a contemporary response that enhances the overall composition of the property whilst meeting the needs of modern family living.
- 6.2 The proposal is considered to accord with the design objectives of the Horsham District Planning Framework, responding positively to the character of the existing dwelling and its surroundings, and is therefore respectfully recommended for approval.