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DESIGN STATEMENT

IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR A TWO STOREY SIDE EXTENSION, TWO STOREY REAR EXTENSION, GROUND FLOOR REAR EXTENSION, GROUND FLOOR SIDE ATTACHED GARAGE AT HOLLANDALE HOUSE, COPTHORNE BANK, CRAWLEY RH10 3JQ

Introduction

This Design Statement has been prepared in support of a householder planning application for a two storey side extension, two storey rear extension, ground floor rear extension and ground floor side attached garage at Hollandale House, Copthorne Bank, Crawley RH10 3JQ.

The proposal seeks to substantially improve the functionality, quality and long-term suitability of the dwelling by providing additional family accommodation, improved internal layouts and modern ancillary garage facilities. The development has been carefully designed to respect the character of the existing property whilst creating a cohesive and well-proportioned family home.

The site is located within the Metropolitan Green Belt but also lies within the defined village of Copthorne, where the surrounding character is predominantly residential in nature. The proposed extensions have been designed as a comprehensive and integrated scheme that responds positively to the scale of the existing dwelling and its generous plot whilst remaining sympathetic to its village setting.

Existing Site and Building

Hollandale House is a detached dwelling situated on a substantial residential plot on Copthorne Bank. The surrounding area is characterised by large detached dwellings set within generous plots, contributing to a spacious and semi-rural character.

The existing property has evolved through a number of additions and ancillary structures, including extensions, greenhouses and garages. Several of these elements are dated, fragmented in appearance and no longer contribute positively to the overall architectural quality of the dwelling.

The existing arrangement results in a piecemeal appearance and does not make efficient use of the site's potential. The proposed development seeks to rationalise the existing built form through the demolition of several outdated structures and their replacement with a more coherent and architecturally balanced design.

Planning History and Design Evolution

The proposal has evolved through careful consideration of the site's context and planning constraints.

The objective has been to create a high-quality family home that consolidates and improves the existing built form rather than introducing a series of disconnected additions. The proposal removes a number of existing structures, including the existing side extension, rear extension, greenhouses, garage and chimney features, replacing them with a coordinated extension strategy that significantly enhances the overall appearance and functionality of the property.

Particular attention has been given to ensuring that the proposed extensions appear integrated with the existing dwelling through consistent architectural detailing, roof forms and materials.

Proposals

The proposed development comprises a two storey side extension, a two storey rear extension, a ground floor rear extension, a ground floor side attached garage, demolition of the existing side extension, demolition of the existing rear extension and chimney, demolition of the existing rear and side greenhouses, demolition of the existing garage, removal of the existing side chimney breast

The proposals provide a substantial improvement to the internal accommodation and functionality of the dwelling, creating a modern family home suited to contemporary living requirements.

The total additional Gross Internal Floor Area created by the development is approximately **187.7m²**.

Design Approach

The key design principle has been to create a unified and well-proportioned dwelling that appears as a coherent whole rather than a collection of additions.

The extensions have been designed to:

- Respect the scale and character of the existing dwelling
- Create balanced and proportionate elevations
- Improve the overall architectural appearance of the property
- Rationalise the existing fragmented built form
- Provide high-quality living accommodation suitable for long-term occupation
- Maintain the spacious character of the site and surrounding area

The attached garage has been designed as an integrated element of the overall composition, ensuring visual continuity throughout the development.

The proposed extensions have been carefully detailed to ensure that they read as a natural evolution of the existing dwelling rather than as separate additions.

Scale, Massing and Impact

The proposed extensions represent a significant enhancement to the dwelling; however, the scale and massing have been carefully considered in relation to the size of the plot and the surrounding pattern of development.

The proposal benefits from:

- A large residential plot capable of accommodating the extensions
- Generous separation distances to neighbouring properties
- Existing mature landscaping that assists in integrating the development into its setting
- A design that consolidates and rationalises existing structures rather than creating a fragmented appearance

The resulting development presents a balanced and cohesive form that remains appropriate to its context.

The proposal has been designed to sit comfortably within the established residential setting and reflects the scale and character of other substantial dwellings within the village.

Materials and Appearance

The proposed materials will be selected to match or closely complement the existing dwelling and are expected to include:

- External wall finishes to match the existing property
- Roof tiles matching or closely resembling the existing roof materials
- High-quality windows and doors consistent with the character of the dwelling
- Matching rainwater goods and external detailing

The use of complementary materials will ensure a cohesive and high-quality appearance throughout the development.

Green Belt Calculations

The application site is located within the Metropolitan Green Belt. However, it is also situated within the defined village of Copthorne, which is characterised by residential development and large detached dwellings on generous plots.

The proposal has been designed having regard to the site's Green Belt location and seeks to replace and rationalise a number of existing structures into a more coherent and functional form of development whilst maintaining the existing residential use.

Existing Development

Original House – 339.48 m³

Original Side Chimney Breast (to be demolished) – 4.28 m³

Existing Rear Extension and Chimney (to be demolished) – 11.00 m³

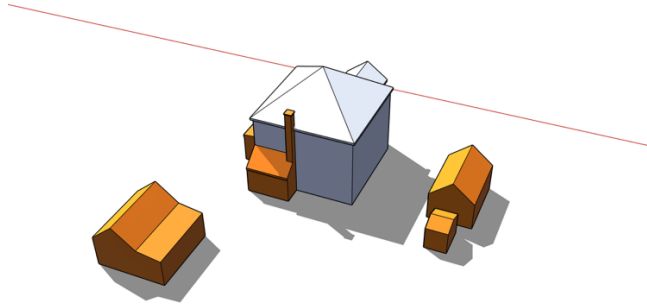
Existing Side Extension (to be demolished) – 16.97 m³

Existing Rear Greenhouse (to be demolished) – 60.09 m³

Existing Side Greenhouse (to be demolished) – 5.75 m³

Existing Garage (to be demolished) – 37.76 m³

Total Existing Volume – 475.33 m³



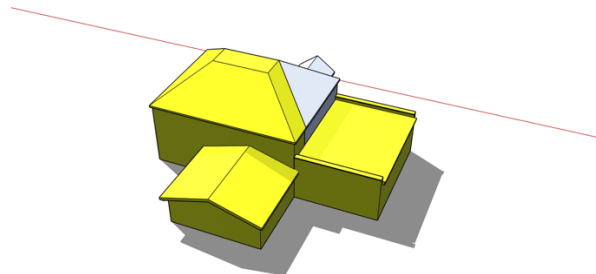
Proposed Development

Original House – 339.48 m³

Proposed Two Storey Side Extension, Two Storey Rear Extension and Ground Floor Rear Extension – 536.13 m³

Proposed Garage – 212.34 m³

Total Existing and Proposed Volume – 1,087.95 m³



Planning Considerations

The proposal has been developed with regard to the relevant Local Development Plan policies and the National Planning Policy Framework (NPPF).

Design Quality

The proposal significantly enhances the appearance of the property through a coherent and integrated architectural approach.

Character and Context

The development respects the established pattern of large detached dwellings within generous plots and reflects the spacious character of the surrounding area.

Residential Amenity

The proposal has been designed to avoid unacceptable impacts upon neighbouring properties in terms of overlooking, overshadowing, overbearing impact or loss of privacy.

Green Belt and Village Context

Whilst the site lies within the Metropolitan Green Belt, it is also located within the defined village of Copthorne. The surrounding area is characterised by established residential development, including substantial detached dwellings on large plots.

The proposal does not introduce a new dwelling or alter the residential use of the site. Instead, it seeks to improve and extend an existing family home within a developed residential setting. The design has been carefully considered to ensure that it responds positively to the character of the village whilst delivering a high-quality and functional form of development.

The removal of several existing structures and their replacement with a coherent and integrated design results in a significant improvement to the overall appearance and organisation of the site.

Sustainability

The proposed development incorporates a number of sustainable design measures, including:

- Improved thermal performance through upgraded insulation standards
- Modern construction methods and materials
- Enhanced energy efficiency of the enlarged dwelling
- Rationalisation of the existing building stock through the removal of outdated structures
- Improved long-term adaptability and functionality of the dwelling

These measures contribute positively towards the environmental performance and longevity of the property.

Conclusion

The proposed development at Hollandale House represents a carefully considered and high-quality extension scheme that will significantly improve the appearance, functionality and long-term sustainability of the dwelling. Overall, the proposal represents an appropriate and well-designed form of residential development that accords with the objectives of local and national planning policy.