

Design & Access Statement

**25 Kitsmead
Copthorne
RH10 3PN**

Prepared for Mr. & Mrs Carlo

By

**One Five Ltd
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FRONT ELEVATION



REAR ELEVATION

Application Type: Householder

1. Introduction

This Design and Access Statement has been prepared to support a planning application for minor alterations to the front, rear and side facades of the dwelling at 25 Kitsmead, Copthorne.

The design has been developed following a careful appraisal of the site, its context, and the relevant national and local planning policies.

2. Site Location and Context

- Address: 25 Kitsmead, Copthorne, West Sussex, RH10 3PN.
- Existing Use: Residential dwelling (Use Class C3).
- Character of Area: Kitsmead is a residential cul-de-sac primarily featuring detached/semi-detached properties of a similar 1970s/80s architectural style, with brick finishes and tile roofs.

Design

3. Use

- The proposal is for the creation of an open-plan kitchen/dining area and a utility room.
- The development will remain as part of a single dwellinghouse and will enhance the amenity of the occupants without changing the overall use of the property or the character of the area.

4. Amount

- Footprint and Volume: The external envelope of the dwelling will not be altered, however, the front elevation will be altered by blocking up the existing garage door and including a bay window to match the neighbours' at No.27

5. Appearance

- Materials: The proposed materials to be used will ensure they match the existing dwelling to maintain visual cohesion:
 - Walls: Facing brick to match existing.
 - Windows/Doors: Double glazed UPVC, colour and style to match existing.

6. Landscaping

- Existing Features: No proposed changes.
- Proposed Changes: The external steps from the sliding doors will be increased in size to accommodate the new bifold doors.

7. Access to the Site and Building

- Vehicle Access: Parking arrangements will remain as existing.
- Pedestrian Access: Pedestrian access will remain as existing.

Conclusion

The proposed householder application at 25 Kitsmead has been carefully considered in relation to its context and the relevant planning policies. The design is appropriate in terms of its use, amount, layout, scale, appearance, and access, and will result in a high-quality development that respects the character of the existing dwelling and the local area while protecting the amenity of neighbouring residents.