

Design & Access Statement

In respect of:

38 Akehurst Close

Copthorne, RH10 3QQ

Householder planning permission application (REF: PP-14483737) for the demolition of existing single-storey side extension and construction of new two-storey side and single storey rear extensions.

2538

December 2025

Revision P02



INTRODUCTION

This document has been prepared for householder planning application submission to Mid Sussex District Council, on behalf of the applicant/owner of 38 Akehurst Close, by Cowan Architects Ltd. The purpose of this document is to set out the following:

- 1.01 An introduction to 38 Akehurst Close, including a site overview and its setting within the residential area of Copthorne, located within Mid Sussex District Council.
- 1.02 The specific needs present at 38 Akehurst Close, which this application seeks to address and an explanation of the aspirations and brief prepared by the client, which informed the design approach and development of the proposed scheme.
- 1.03 An overview of the relevant legislation and guidance influencing the proposals, with particular reference to planning policy for development within the Mid Sussex District Council.
- 1.04 This statement is to be read in conjunction with a full set of planning application drawings submitted by Cowan Architects.



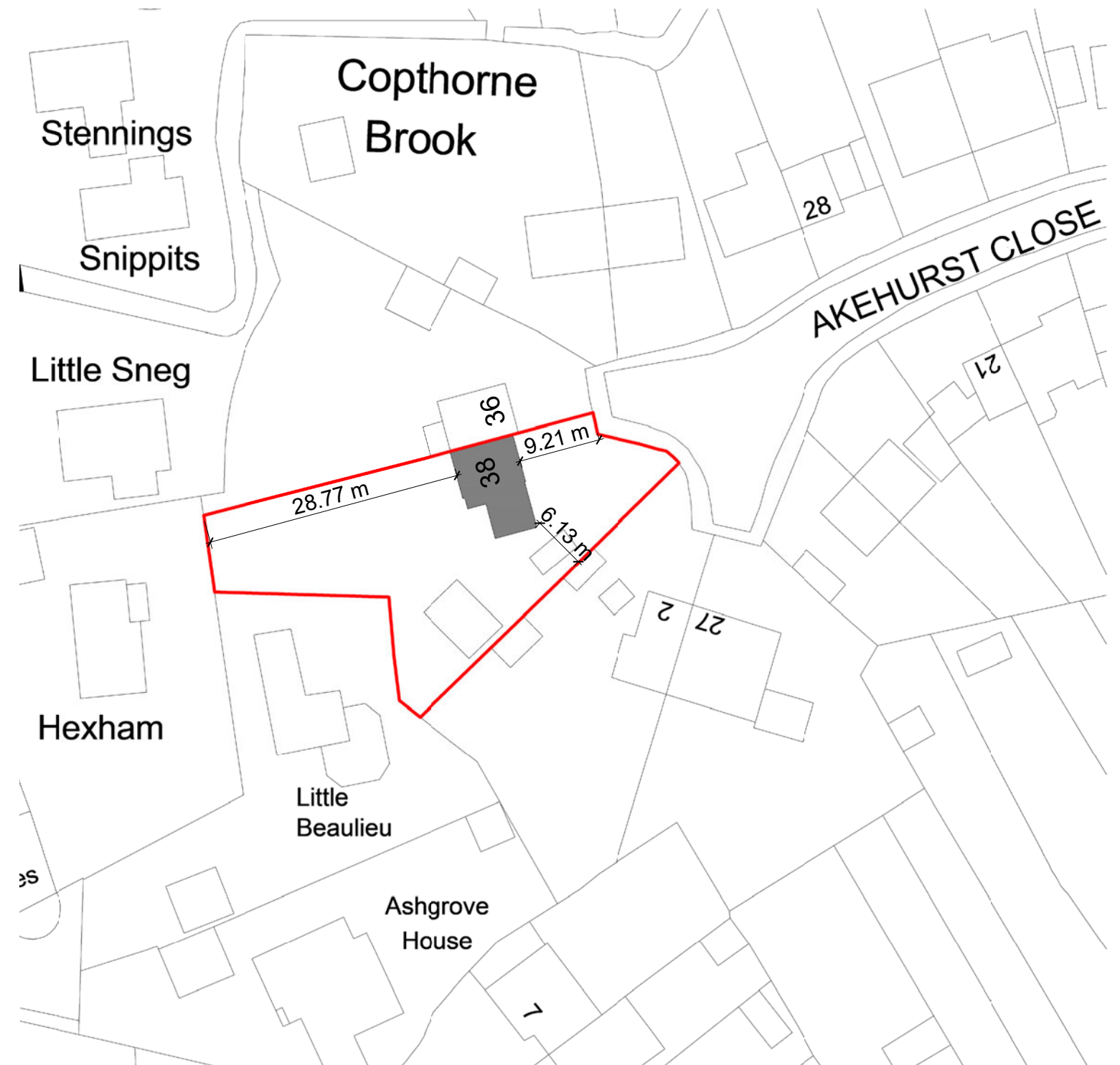
Existing single storey side extension and conservatory to be demolished

SITE OVERVIEW

- 2.01 38 Akehurst Close is a two-storey semi-detached private dwelling located in Copthorne, within the Mid-Sussex District, West Sussex, in South East England region of the UK. The surrounding area is characterised by established family homes of similar scale and form.
- 2.02 The existing house occupies a large plot with a wide rear garden enclosed by mature hedges and trees, providing a good degree of privacy and greenery that softens the site boundaries. The front elevation faces Akehurst Close, with an open driveway providing on-site parking.
- 2.03 The existing house is two-storey, with a single-storey side extension. Materials are predominantly facing brickwork, red hung tile to the first floor and a pitched tiled roof consistent with neighbouring dwellings.
- 2.04 The surrounding properties follow a generally consistent architectural rhythm and building line, comprising semi-detached and detached houses of similar proportions, materials and roof forms. Some of the houses on Akehurst Close feature two-storey extensions that are discussed later in this Design & Access Statement.



Front (East) Elevation



Existing Site Location Plan (Not to scale)

3.01 SITE ACCESS

38 Akehurst Close lies within a quiet suburban cul-de-sac accessible directly from Copthorne Common Road (A264), which is a key route connecting to the M23 motorway and East Grinstead.

38 Akehurst Close benefits from convenient road links, with the A264 providing access to nearby Crawley, East Grinstead and Gatwick Airport.

Local bus services operate along Copthorne Common Road and Copthorne Bank, offering connections to neighbouring villages and towns.

Vehicular access to the property is taken directly from Akehurst Close and the proposal will not alter the existing vehicular or pedestrian access. Parking spaces will also remain unchanged.



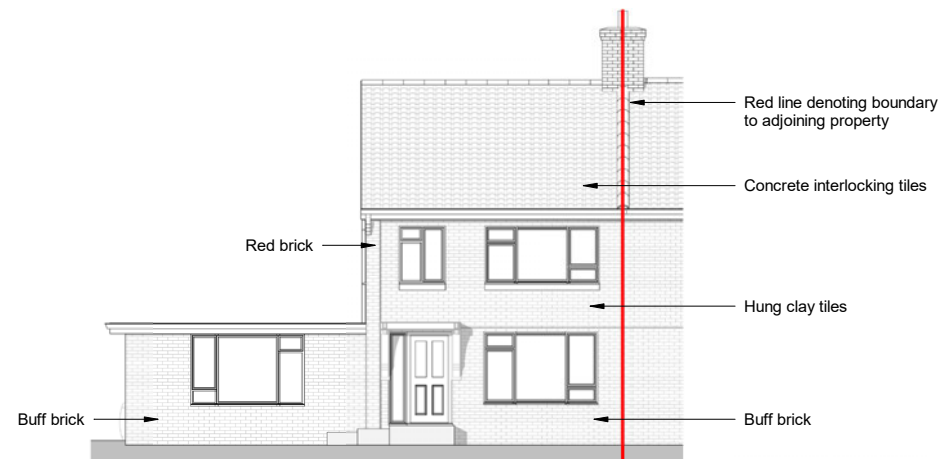
Street View - Google Maps



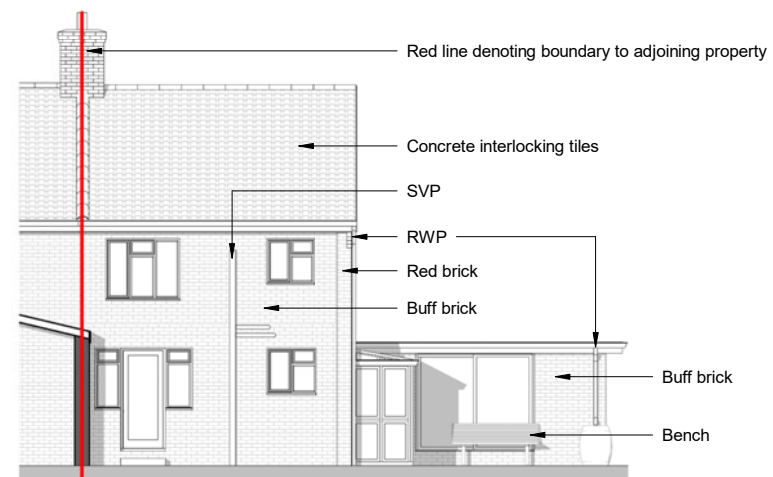
Transport & Site Access Diagram

Please note that a scaled version of these drawings have been submitted as part of this application

4.01 EXISTING DRAWINGS (Not to scale)



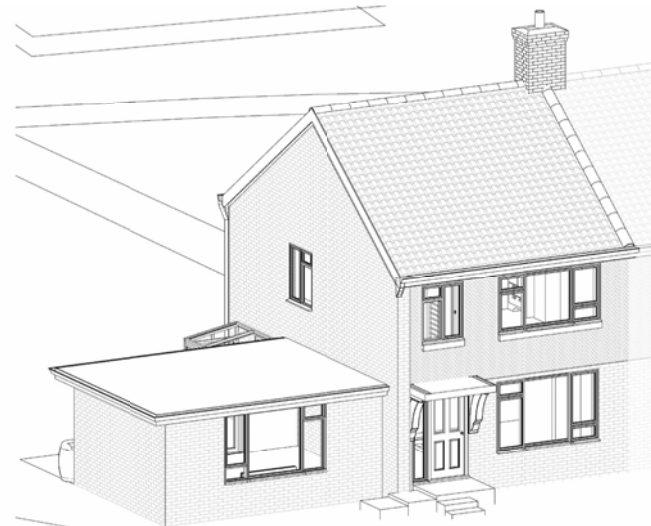
Existing East Elevation



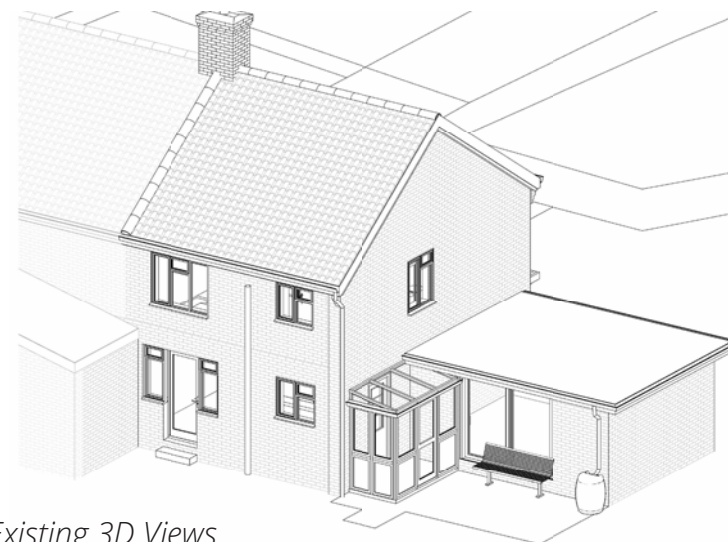
Existing West Elevation



Existing South Elevation



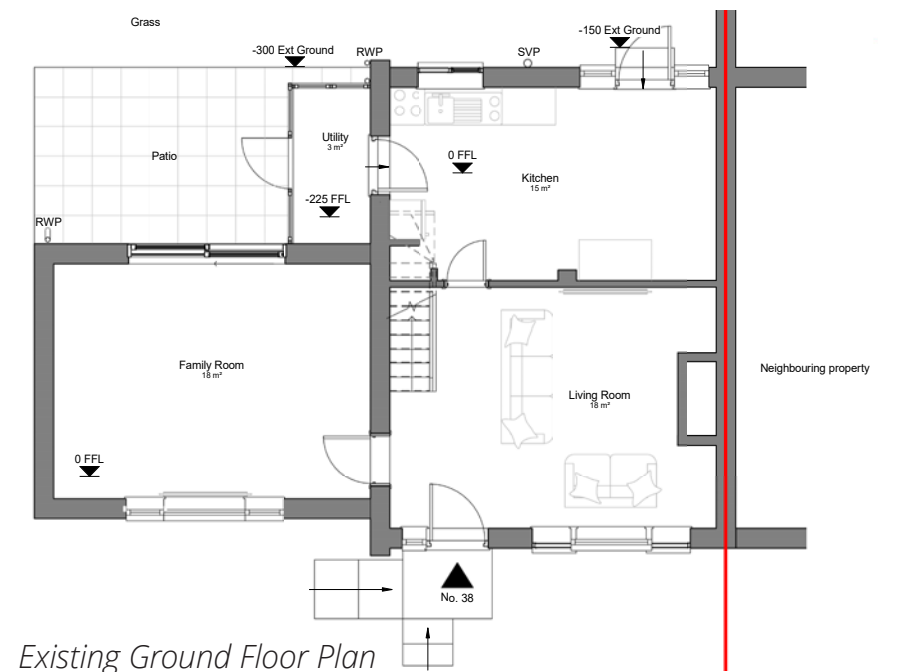
Existing 3D Views



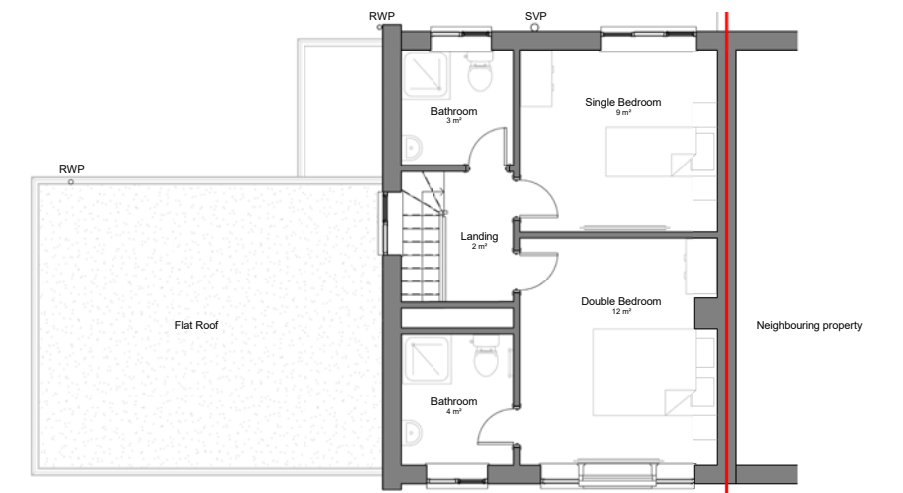
Existing 3D Views



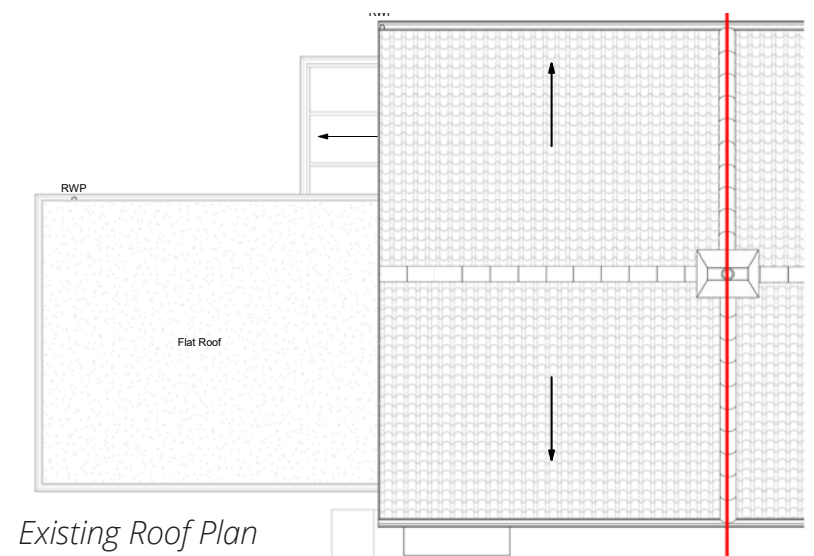
Existing Site Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

DESIGN

5.01 USE

The existing use of the property is Class C3 (residential dwelling house), and this will remain unchanged.

5.02 LAYOUT & SCALE

The existing layout of 38 Akehurst Close comprises a living room, family room, utility room, and kitchen on the ground floor, with a small patio leading onto the rear garden. The first floor contains two bedrooms and a family bathroom arranged around a central landing. The principal bedroom includes an en-suite, while the second bedroom is a well-proportioned single.

The proposed two-storey side extension will create an open-plan living and dining area at ground-floor level, connecting directly to the kitchen. Large bi-fold doors open onto the new extended patio, establishing a visual and functional link between the internal living spaces and the rear garden. A utility room and W.C, accessible from the kitchen, will also provide secondary access to the garden.

At first-floor level, the new extension will accommodate a double bedroom, single bedroom, and family bathroom.

5.03 LANDSCAPING

The proposed works are contained within the private rear garden of 38 Akehurst Close. A small area of existing planting and a few overgrown bushes will be removed to accommodate the new single-storey rear extension and extended patio.

All other existing trees, hedges, and boundary planting will be retained, maintaining the established level of privacy and the green character of the garden.

5.04 APPEARANCE

The proposed extensions at 38 Akehurst Close have been designed to remain in proportion with the host dwelling and consistent with the surrounding properties. The proposed two-storey side extension roof will sit below existing ridge line remaining subservient to host dwelling.

External materials will match the existing house, using red and facing brickwork, interlocking roof tiles and clay hung tiles. uPVC windows are aligned in proportion, material and style to the main dwelling.

On the rear elevation, the two-storey extension will have glazed bi-fold doors opening onto the garden, improving light and connection between indoor and outdoor spaces. The single-storey rear

5.05 AMOUNT

The existing building footprint is 66.8m².
The proposed building footprint is 91.7m².

The table below sets out the existing and proposed gross internal floor areas (habitable space).

EXISTING GIA	PROPOSED GIA	INCREASE
Ground: 54m ²	Ground: 78m ²	Ground: 24m ²
First: 34m ²	First: 64m ²	First: 30m ²
Total: 88m ²	Total: 142m ²	Total: 54m ²

5.06 SUSTAINABILITY

The proposed extensions at 38 Akehurst Close will be designed to meet the requirements of Approved Document Part L of the Building Regulations.

The retention of existing garden planting will help support local biodiversity and maintain natural screening around the site.
(Refer to Section 5.13 for Biodiversity Net Gain)

5.07 ACCESS

The proposed scheme retains the existing access arrangements to the property.

Existing vehicular access will be retained with no alterations proposed, and refuse collection arrangements will remain unchanged, allowing Council operatives to continue collections as existing.

5.08 DRAINAGE

Surface water from the proposed two-storey side and single-storey rear extension will be collected via new rainwater downpipes and discharged via soakaway.

New foul water drainage run to connect to existing drainage run and disposed of via main sewer. New manhole TBC.

5.09 FLOOD RISK

The application site lies within Environment Agency Flood Zone 1, which is defined as having a low probability of flooding. Residential development and extensions are considered appropriate within this zone.

The proposed two-storey side and single-storey rear extensions will not increase flood risk on-site or elsewhere. Surface water will continue to be directed into the existing drainage system.



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	531419/139178	22 October 2025 15:20

Your selected location is in flood zone 1, an area with a low probability of flooding.

5.10 RELEVANT PLANNING POLICY

The proposal has been developed to comply with the following adopted policies and guidance:

Mid Sussex District Plan (2014 – 2031)

DP6: Settlement Hierarchy — supports development within defined settlements where scale and character are respected. The extensions are modest in scale and contained within the existing curtilage.

DP26: Character and Design — requires development to be well-designed and reflect local distinctiveness. The proposed two-storey side and single-storey rear extensions are proportionate to the host dwelling and use matching materials to ensure a cohesive appearance.

DP29: Noise, Air and Light Pollution — expects development to protect residential amenity. The proposal is not anticipated to cause overlooking, loss of light, or disturbance to neighbouring properties.

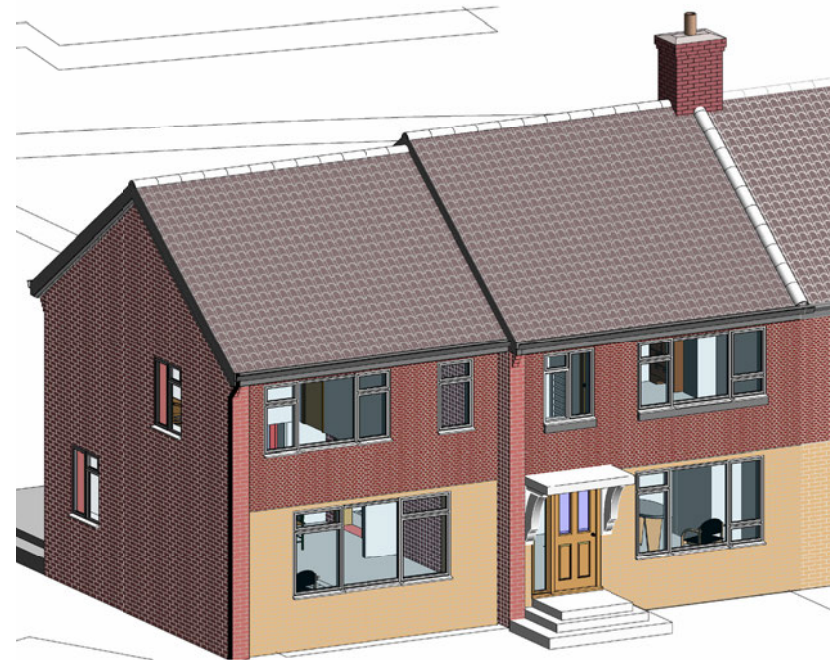
Mid Sussex Design Guide SPD (2020) — provides detailed guidance under DP26, encouraging extensions that are subordinate, well-proportioned, and use materials consistent with local character. The design accords with these principles.

National Planning Policy Framework (NPPF, 2023) — promotes good design that responds to context and enhances the quality of existing places. The proposal represents a small-scale, contextually sensitive improvement to the property and surrounding street.

6.01 PRECEDENT IMAGES

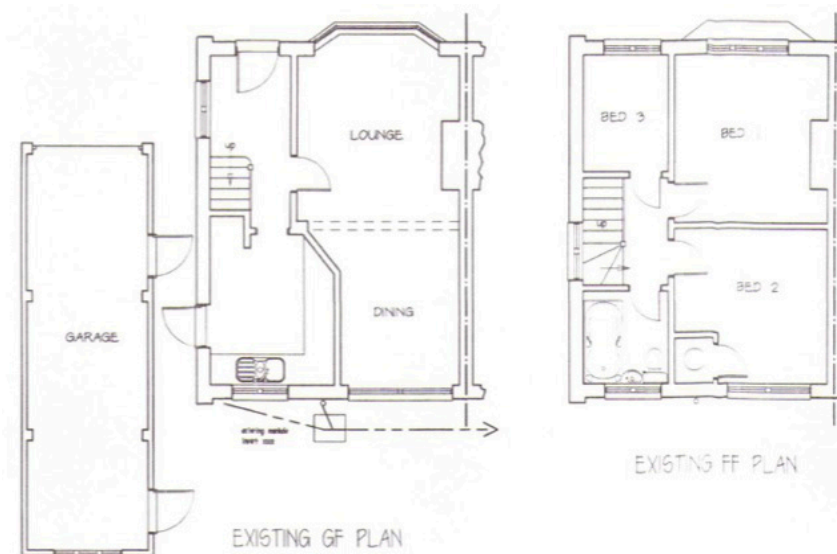
Several properties on Akehurst Close, including Nos. 32, 34, 26 and 24 have been granted planning permission for two-storey side and rear extensions of a comparable scale. These consents demonstrate the local planning authority's acceptance of similar forms of development within the street, provided they are designed sensitively and use materials consistent with the host dwelling.

The proposed design for 38 Akehurst Close follows this established pattern, adopting matching materials and proportions to achieve a sympathetic appearance within the wider context of the close.

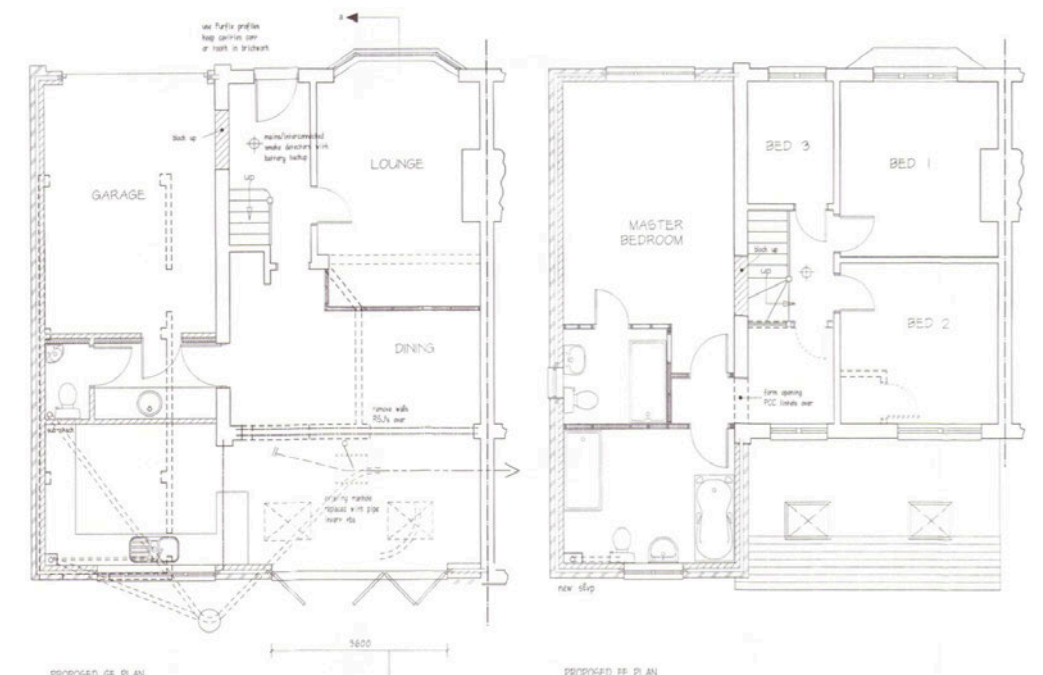


Proposed 3D View

DM/19/4929 - 9 Akehurst Close - Approved single storey-rear extension and two-storey side extension



DM/19/4929 - 9 Akehurst Close - Existing Floor Plans



DM/19/4929 - 9 Akehurst Close - Proposed Floor Plans

Please note that a scaled version of these drawings have been submitted as part of this application

7.01 PROPOSED DRAWINGS (Not to scale)



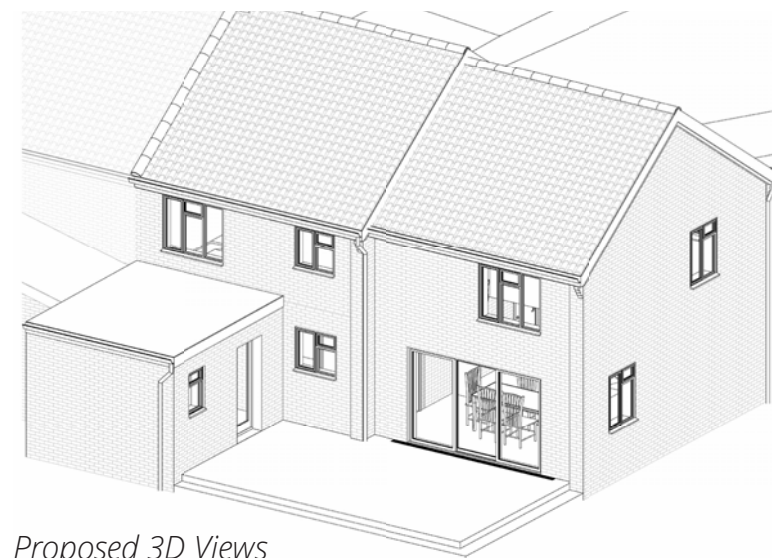
Proposed East Elevation



Proposed West Elevation



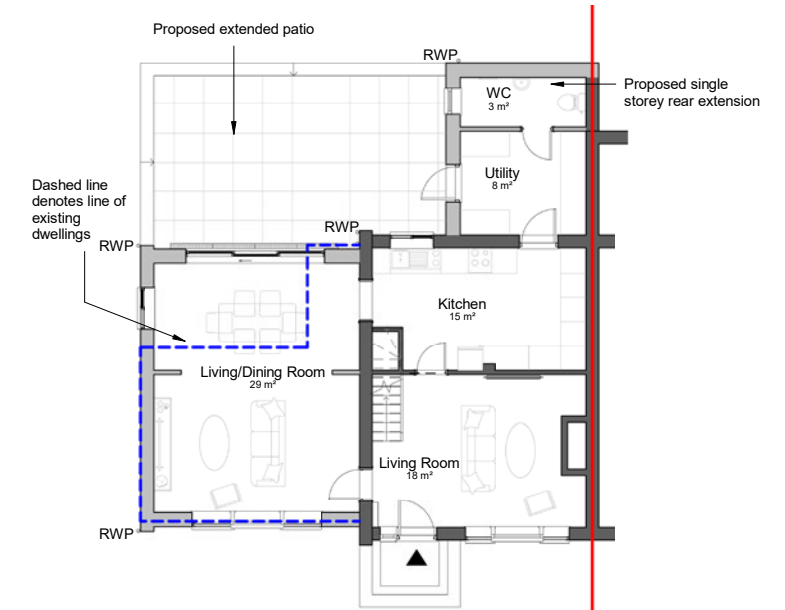
Proposed South Elevation



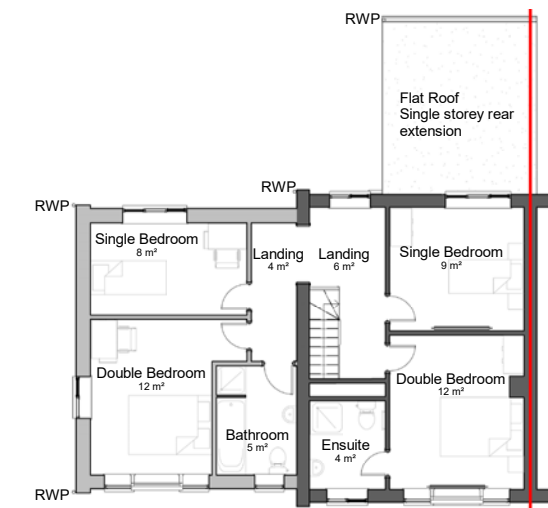
Proposed 3D Views



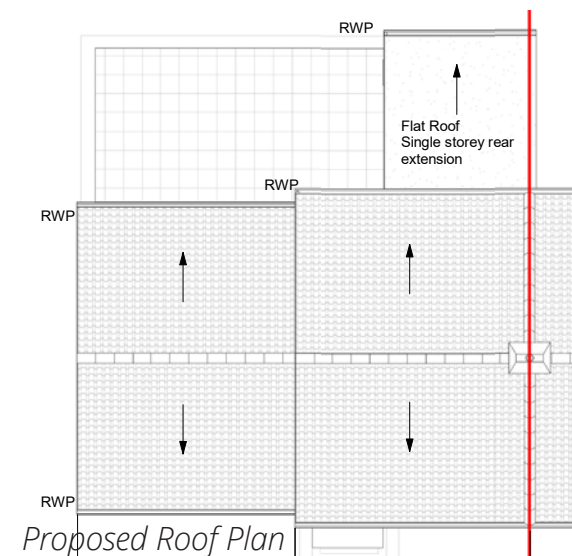
Proposed Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



8.01 CONCLUSION

We respectfully ask that Mid Sussex District Council support this application on the following grounds:

The proposal is compliant with the Mid Sussex District Plan 2014–2031, the Mid Sussex Design Guide SPD, and national planning guidance, and will make a positive contribution to the character and quality of the local built environment.

The proposed scheme has been designed to enhance the usability, longevity, and overall functionality of the dwelling for the applicant.

The design approach ensures the extensions are sympathetic in scale, form and materiality to the existing property and surrounding dwellings, improving the architectural balance of the home while maintaining consistency within the street scape.

The scheme has been designed to minimise any potential for loss of privacy, overlooking, or overshadowing and is considered to have an acceptable relationship with neighbouring properties in line with local policy requirements for residential amenity.

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