

Design & Access Statement

In respect of:

Heathy Ridge, Copthorne Rd, Crawley

RH10 3PD

Householder Application permission application (Ref: PP-14764252) for the extension of the existing single ancillary domestic double garage/storage incidental to the dwellinghouse (Use Class C3) to provide two additional car parking bays and workshop space, with associated landscaping works.

March 2025

Revision P02



INTRODUCTION

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

- 1.01 An introduction to Heathy Ridge, including a site overview and its setting within a residential area, located within Mid Sussex District Council.
- 1.02 The specific conditions present at Heathy Ridge, 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.



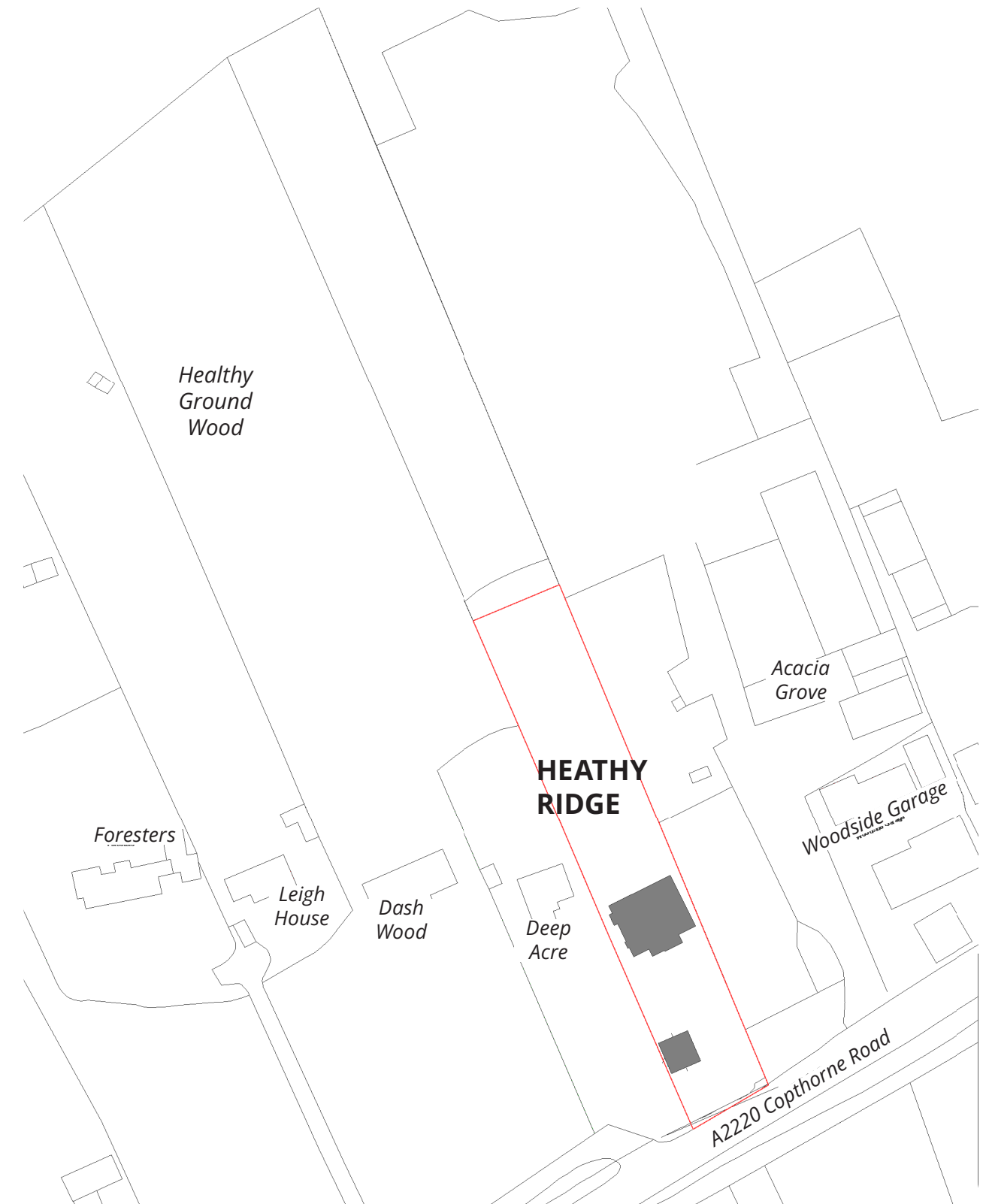
Existing Garage

SITE OVERVIEW

- 2.01 Heathy Ridge is a private dwelling located in Crawley, within the Mid-Sussex District, West Sussex, in the 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 long 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 South East, 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 brick, 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.



Map Overview11



Existing Site Location Plan (Not to scale)

3.01 SITE ACCESS

The site is less than a five minute walk from two bus stops. One of which take you into Crawley Down within 15 minutes and into East Grinstead within 20 minutes. The second bus stop take you into Crawley within 10 minutes. With the M23 close by there is access to Gatwick airport and the M25.



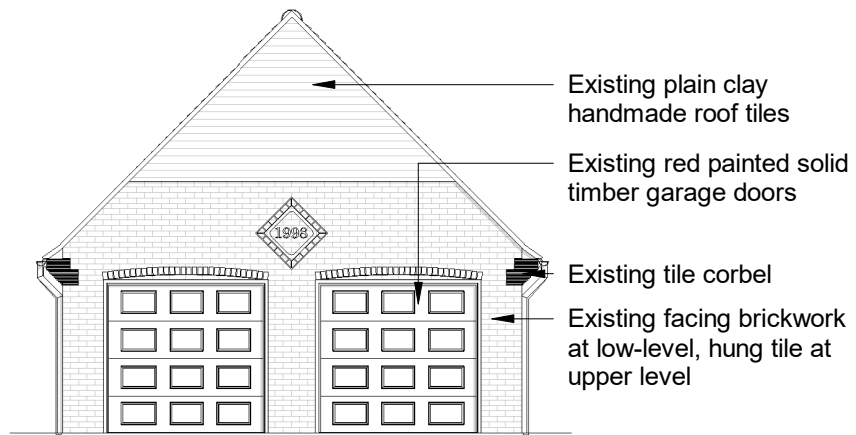
Street View - Google Maps



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)



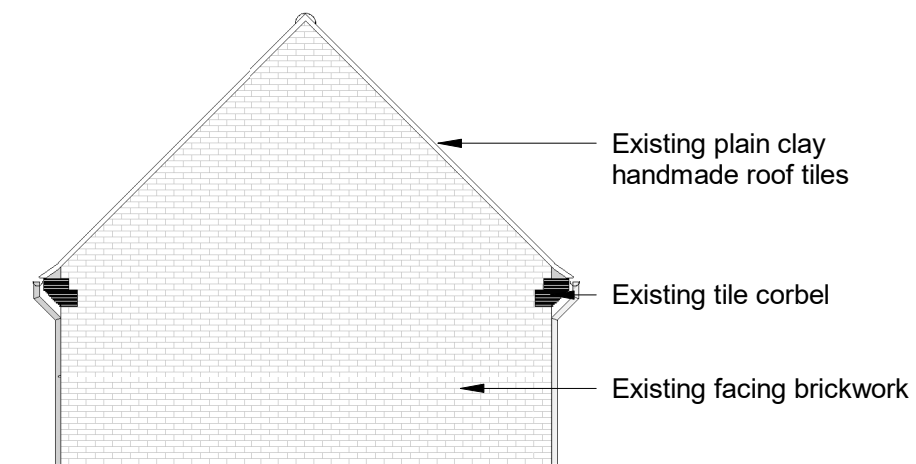
Existing East Elevation



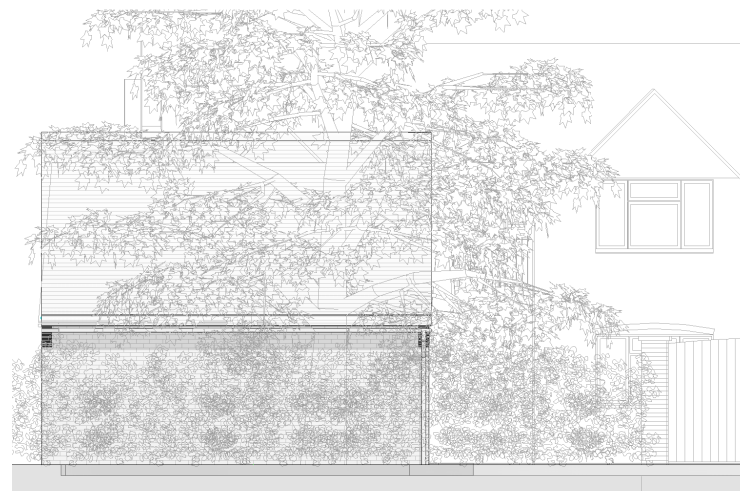
View of existing garage and house in the background



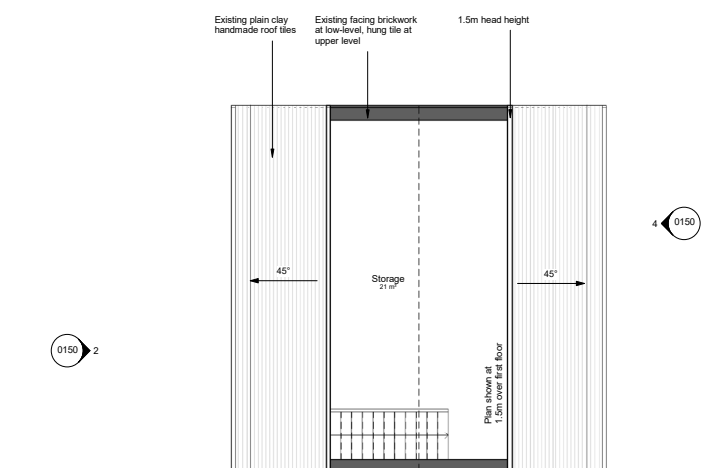
Existing Roof Plan



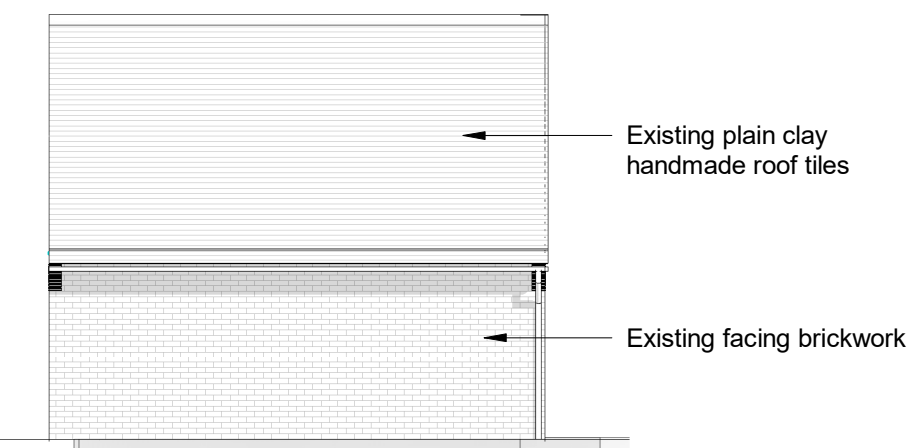
Existing West Elevation



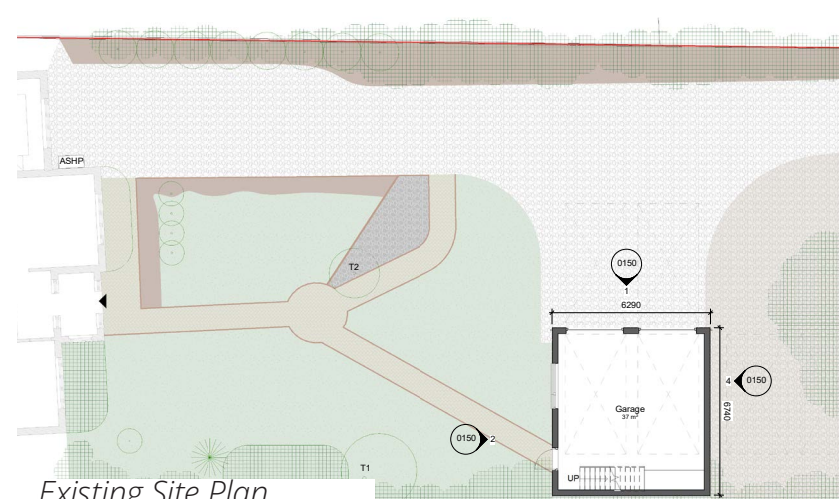
Existing Street Elevation



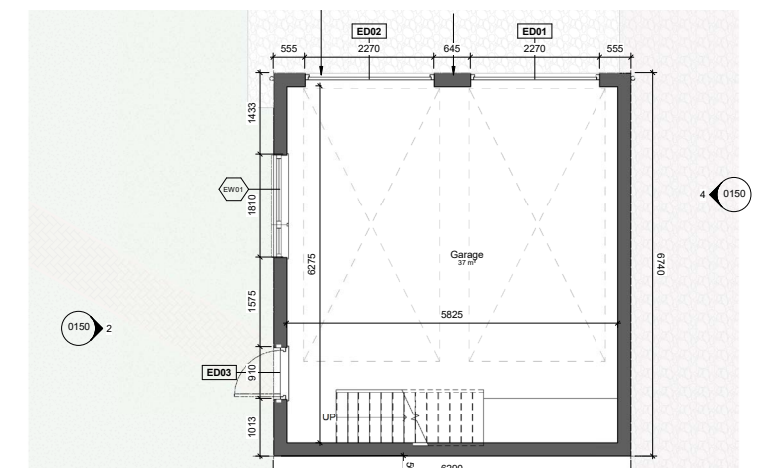
Existing First Floor Plan



Existing South Elevation



Existing Site Plan



Existing Ground Floor Plan

DESIGN

5.01 USE

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

The garage will remain as uninhabitable space used for the garage storage purposes.

5.02 LAYOUT & SCALE

The existing layout comprises a 6.2m × 6.7m garage, with a garage and workshop space at ground floor and storage at first floor level.

The proposed extension will create an additional space of approximately 7m × 6m, providing 2 new car parking spaces and an extended workshop area with workbench space. At first floor level, additional storage will be provided, including a double-height space overlooking the floor below.

The massing and roof form will feature intersecting gables, with the extension oriented perpendicular to the existing roof.

5.03 LANDSCAPING

A small area of existing planting and selected bushes will be removed as indicated on the proposed site plan 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. The wider front-garden landscaping, including the potential for additional external parking spaces, will also form part of the project scope.

5.04 APPEARANCE

The proposed extension has been designed to remain proportionate to the host garage building. The roof of the extension will sit below the existing ridge line, remaining subservient to the original structure. It will also be largely screened from the main road by established planting along the front boundary.

The proposal retains the existing garage frontage and extends towards the main house, with the extension set back to preserve the established character and key architectural details.

External materials will match the existing, including facing brickwork, plain clay roof tiles and hung tiles. Aluminium Crittall-style glazed doors and red garage doors are proposed to match the existing.

A proposed turret on the ridge of the new roof adds visual and architectural interest as well as breaking up the mass of the new roof.

5.05 AMOUNT

The existing building footprint is 42.3 m².
The proposed building footprint is 85.2 m².

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

EXISTING GIA	PROPOSED GIA	INCREASE
Ground: 37 m ²	Ground: 76 m ²	Ground: 39 m ²
First: 21 m ²	First: 37 m ²	First: 16 m ²
Total: 58 m ²	Total: 113 m ²	Total: 55 m ²

5.06 SUSTAINABILITY

The retention of established vegetation and planting along the boundary will help support local biodiversity and maintain natural screening around the site.

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 extension will be collected via new rainwater downpipes and discharged via existing drainage strategy.

No new foul water drainage.

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 extension will not increase flood risk on-site or elsewhere. Surface water will continue to be directed into the existing drainage system via existing drainage strategy/ soakaway TBC.

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 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

The proposed extension to the garage adopts the same architectural style and materials as the existing structure, ensuring a cohesive and sympathetic addition.

Crittall style glazed doors and fenestration facing the house will create a clearer visual connection between the extended garage/workshop and the main dwelling. The glazing on the northern elevation will allow visibility between the workshop and the house, improving the legibility of the side entrance and softening the landscaped approach.

Two new garage doors are proposed on the eastern elevation, replicating the design and proportions of the existing garage doors to maintain a consistent appearance.

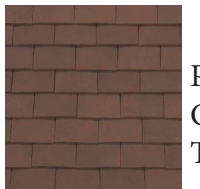


Roof Turret / Dovecote tower



Crittall style glazed doors

Proposed Materials



Plain
Clay
Tile



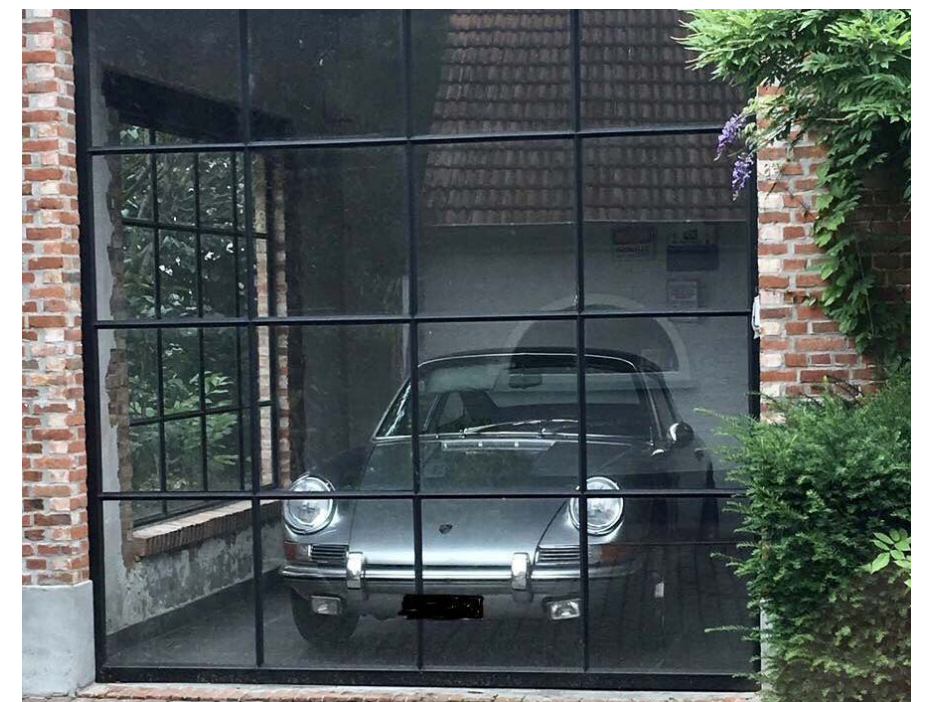
Facing
Brick



Crittall style glazed doors



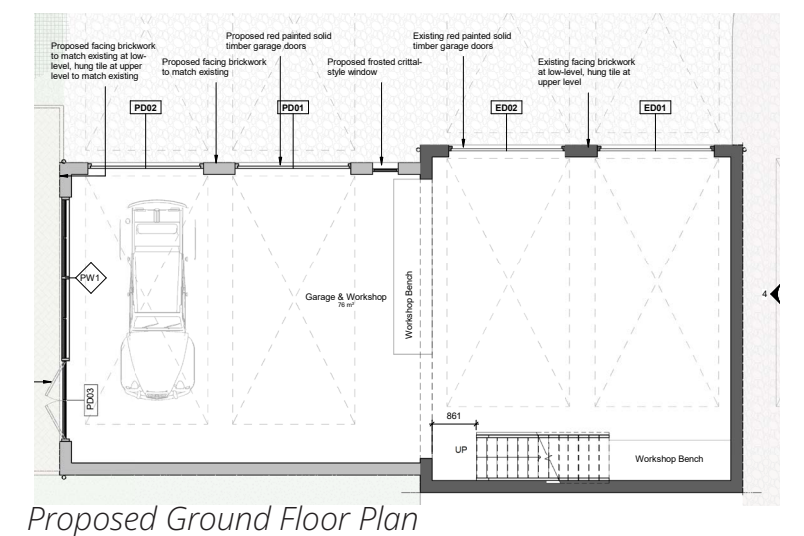
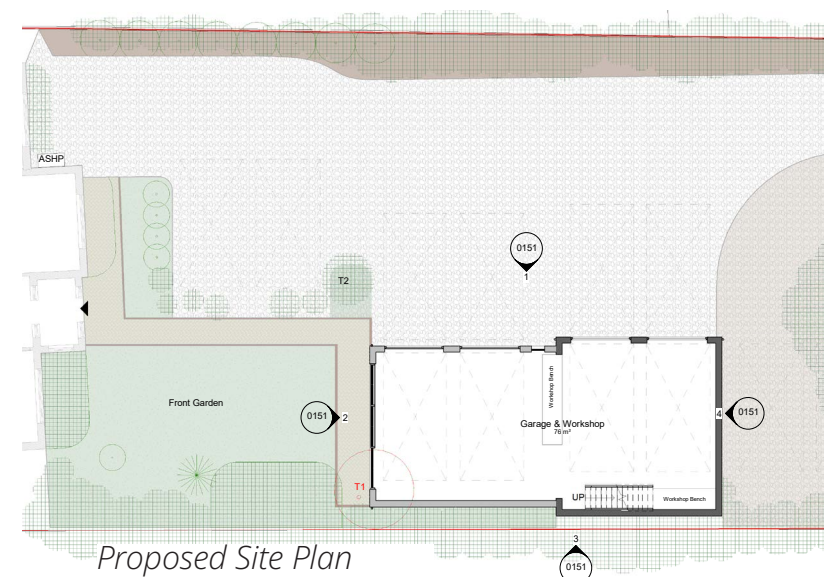
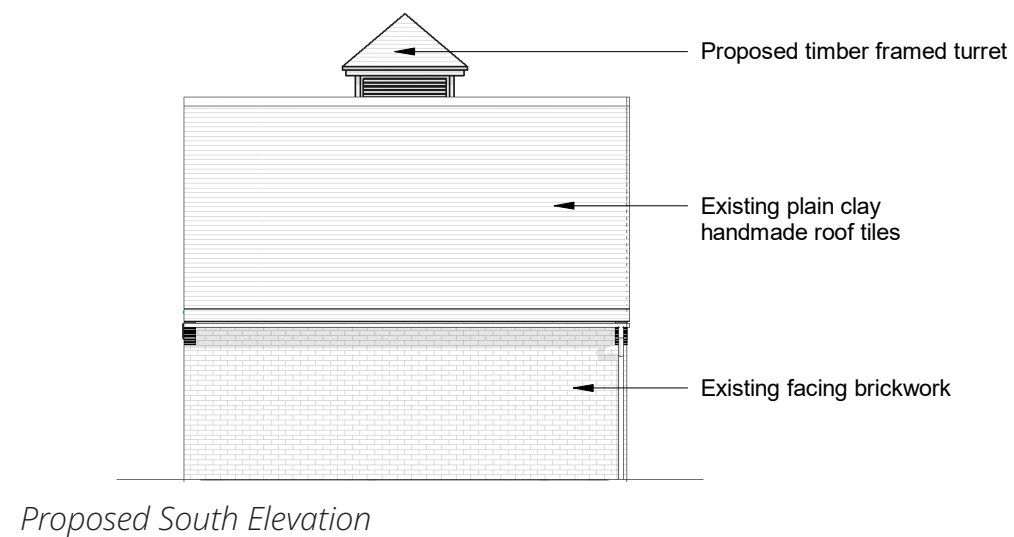
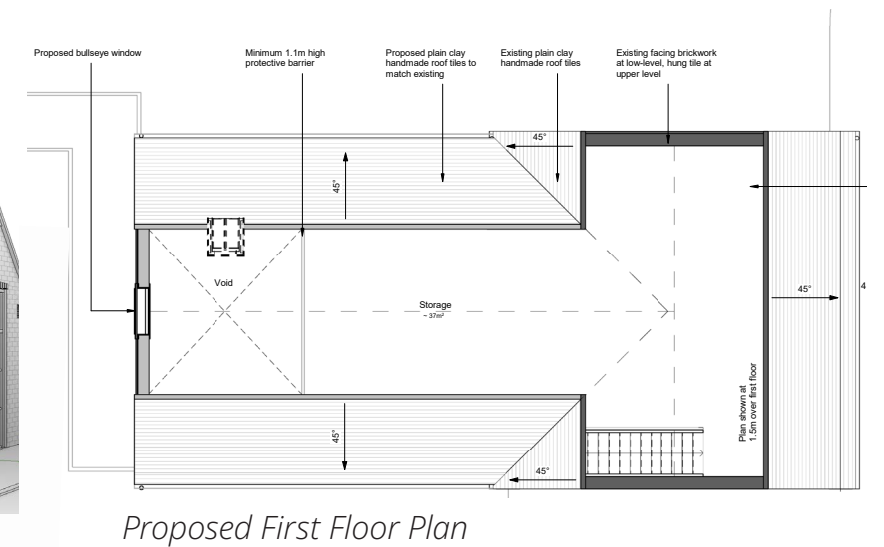
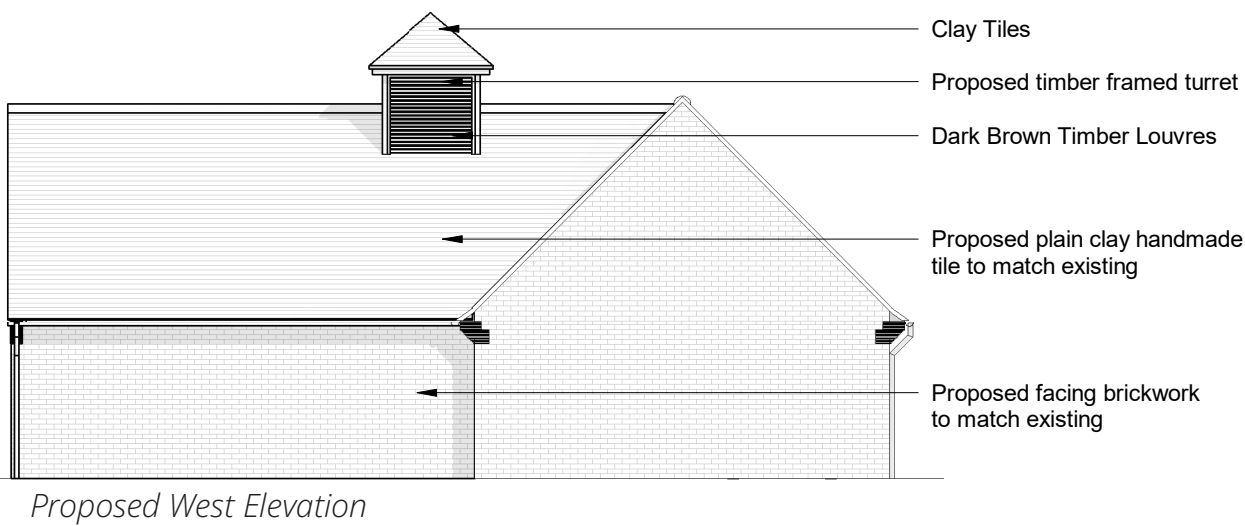
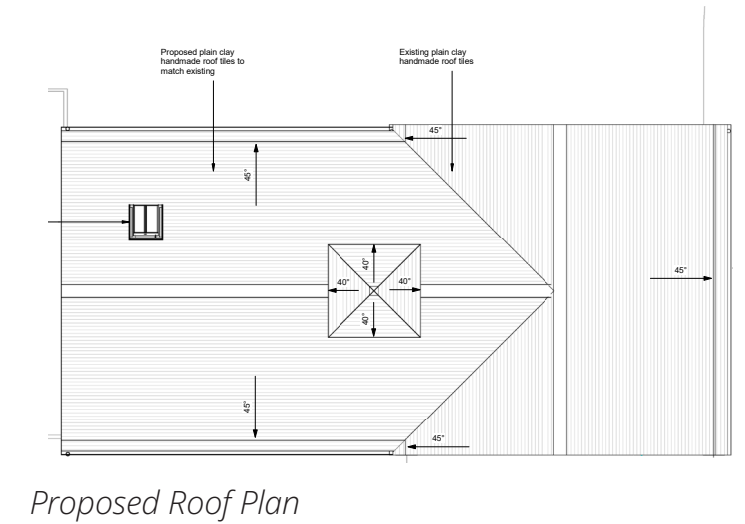
Original Garage informing the design of the extension



Crittall style glazed doors

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 Render - This is for illustrative purposes only



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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