

Design and Access Statement

Proposed Single Storey Rear Extension, Two Storey Side Extension and Loft Conversion

Site Address

10 Chapel Lane
Ashurst Wood
East Grinstead
RH19 3QS

Applicant

Mr & Mrs Ross Harrison

1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for the proposed single-storey rear extension, two-storey side extension and loft conversion at 10 Chapel Lane, Ashurst Wood.

The proposal has been carefully designed to provide additional accommodation to meet the changing needs of the occupants whilst respecting the character and appearance of the existing dwelling and the surrounding residential area.

The development has been designed in accordance with the principles of the National Planning Policy Framework (NPPF) and the adopted Mid Sussex District Plan 2014–2031.

2. Site Context

The application property is an existing semi-detached dwelling situated within an established residential area of Chapel Lane, Ashurst Wood.

The surrounding area contains a mixture of detached and semi-detached dwellings of varying architectural styles, ages and designs. Numerous properties have been extended and altered over time, creating a varied but cohesive residential streetscape.

The dwelling benefits from existing off-road parking and a generous rear garden capable of accommodating the proposed extensions whilst retaining adequate private amenity space.

3. Planning Policy Context

The proposal has been prepared having regard to the following planning policies:

National Planning Policy Framework (NPPF)

The proposal accords with the objectives of the NPPE, particularly:

- **Section 2 – Achieving Sustainable Development**, supporting sustainable growth through the efficient use of existing residential land.
- **Section 12 – Achieving Well-designed Places**, which promotes development that is visually attractive, sympathetic to local character and creates high-quality living environments.

The proposal represents an appropriate enhancement of an existing dwelling without causing harm to the character of the area or neighbouring residential amenity.

Mid Sussex District Plan (2014–2031)

The proposal complies with the objectives of the following policies:

Policy DP26 – Character and Design

The proposal has been designed to:

- Respect the scale, form and appearance of the existing dwelling.
- Respond positively to the character of the surrounding area.
- Utilise materials that match the existing property.
- Preserve the visual quality of the streetscene.
- Protect neighbouring residential amenity.

Policy DP37 – Housing Extensions and Replacement Dwellings in the Countryside

Where applicable, the proposal represents a proportionate extension that remains subordinate to the original dwelling and does not result in overdevelopment of the site.

Policy DP39 – Accessibility

The proposal retains the existing access arrangements and provides accommodation that can continue to be easily accessed at ground floor level.

4. Design

The proposal has been developed to provide improved accommodation while maintaining the architectural integrity of the existing dwelling.

The development comprises:

- A single-storey rear extension creating an enlarged open-plan kitchen, dining and family room.
- A two-storey side extension providing additional family accommodation.
- A loft conversion with rear dormer creating a principal bedroom with en-suite.

The extensions have been designed to appear as a natural evolution of the dwelling rather than competing with the original building.

5. Scale and Appearance

The scale and massing have been carefully considered to ensure the additions remain proportionate.

The single-storey rear extension remains visually subservient and is largely concealed from public viewpoints.

The two-storey side extension follows the established building line and reflects the proportions of the existing dwelling.

The rear dormer is located on the rear roof slope, reducing its visibility from Chapel Lane and ensuring the principal roof form remains dominant.

External materials will match the existing dwelling, including:

- Facing brickwork
- Roof tiles
- Windows and external doors
- Fascias, soffits and rainwater goods

This approach ensures compliance with Policy DP26 by creating a coherent and sympathetic extension.

6. Layout

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The internal layout has been redesigned to create accommodation better suited to modern family living.

The ground floor provides a spacious open-plan kitchen, dining and family area with direct access to the rear garden, together with a utility room and WC.

The first floor provides four bedrooms and a family bathroom.

The converted loft creates a principal bedroom with an en-suite shower room.

The proposal makes efficient use of the existing dwelling without unnecessary enlargement of the building footprint.

7. Access

There are no proposed alterations to the existing pedestrian or vehicular access.

Existing off-road parking arrangements remain unchanged.

The principal entrance is retained in its existing position.

The proposal therefore satisfies the accessibility objectives of Policy DP39.

8. Residential Amenity

The design has carefully considered the relationship with neighbouring properties.

The rear extension is positioned within the existing garden and does not result in unacceptable overshadowing or loss of daylight.

The two-storey side extension has been designed to respect neighbouring buildings and maintain appropriate spacing.

The rear dormer faces the applicant's own rear garden and is typical of residential loft conversions within established suburban areas.

Overall, the proposal will not give rise to unacceptable overlooking, loss of privacy or overbearing impact and therefore complies with Policy DP26.

9. Sustainability

The proposal makes effective use of an existing residential property and represents sustainable development in accordance with the NPPF.

The development avoids the need for new residential land, improves the long-term usability of the dwelling and will comply with current Building Regulations relating to:

- Energy efficiency
- Thermal insulation
- Ventilation
- Sustainable construction methods

Where practicable, materials matching the existing dwelling will be used to reduce waste and maintain the character of the property.

10. Conclusion

The proposed single-storey rear extension, two-storey side extension and loft conversion have been carefully designed to provide high-quality family accommodation while respecting the scale, appearance and character of both the existing dwelling and the surrounding residential area.

The proposal accords with the design principles of the National Planning Policy Framework and complies with the relevant objectives of the Mid Sussex District Plan, in particular Policies DP26 (Character and Design) and DP39 (Accessibility), whilst representing a proportionate and sympathetic extension to the existing dwelling.

The development preserves neighbouring residential amenity, retains appropriate access arrangements and enhances the functionality of the property without detriment to the wider streetscene.

It is therefore respectfully submitted that the proposal constitutes sustainable development and that planning permission should be granted.