

Planning Statement

Proposed Works @ The Stables, Crawley Down Road, Felbridge RH19 2PS
February 2026

Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a single storey side and rear extension at The Stables, Crawley Down Road, Felbridge.

The application seeks to provide additional ground floor accommodation including bedrooms, office space, playroom and a courtyard arrangement to improve the functionality of the dwelling for a growing family.

The site is not located within a Conservation Area and the property is not Listed.

Site Description & Context

The application property is a detached two-storey dwelling set within a generous plot along Crawley Down Road. The dwelling is finished in light off-white / pale cream smooth render with grey brick plinth and dark grey slate-style tiled pitched roof.

The site benefits from substantial spacing between neighbouring dwellings. Mature boundary trees are located within adjoining land to the north-east and are identified as T1, T2 and T3 on the submitted block plans. These trees are located outside the development footprint and are retained.

A detached garage has extant planning permission under reference DM/16/1966. This structure has not yet been constructed and is shown for context only on the submitted drawings as a dashed outline. The garage does not form part of this application.

Proposed Development

The proposal comprises a single storey wrap-around extension extending to the side and rear of the dwelling.

The extension:

- Creates two additional bedrooms and associated bathroom
- Provides a playroom, office and storage
- Introduces an internal courtyard to enhance light and outlook
- Utilises a flat roof with parapet wall
- Retains the existing chalet-style pitched roof to the main dwelling

The total additional ground floor area is approximately 85.94m² (as shown on the submitted

plans).

The design has been carefully developed to:

- Remain subservient to the existing dwelling
- Maintain the established ridge height
- Preserve the character of the host property
- Create a coherent courtyard arrangement without excessive massing

Design & Materials

The proposed materials have been selected to complement the existing dwelling and are confirmed on the submitted elevations:

- Ground Floor Walls: Light off-white / pale cream smooth render with grey brick plinth to match existing, with sections of corrugated steel cladding
- Pitched Roof: Dark grey slate-style tiles to match existing
- Flat Roof: Ply membrane finish concealed behind parapet
- Windows and Doors: Dark grey framed double glazed units to match existing

The material palette ensures visual continuity while allowing subtle contemporary detailing through the corrugated steel elements.

Impact on Neighbouring Amenity

The extension is single storey in scale and positioned within a large plot, ensuring generous separation distances from neighbouring properties.

The internal courtyard arrangement directs glazing inward, reducing outward overlooking. The positioning of openings has been carefully considered to avoid material loss of privacy to neighbouring dwellings.

Given the modest height and site spacing, the proposal will not result in unacceptable overshadowing or overbearing impact.

Trees and Landscaping

Three mature trees (T1, T2 and T3) are located within neighbouring land and are identified on the submitted drawings. The proposed extension footprint does not require removal or pruning of these trees. The development is located outside the main canopy spread and will not adversely affect their long-term health.

The courtyard and surrounding areas will incorporate hard and soft landscaping to soften the built form and integrate the development into its setting.

Parking and Garage Context

A detached garage benefits from extant approval under reference DM/16/1966. This structure is shown on the submitted drawings for context only and is not part of this application

The proposal does not reduce existing parking provision and sufficient on-site parking and turning space will be retained.

Planning Policy Considerations

The proposal accords with local and national planning policy which supports proportionate extensions to residential dwellings where:

- The scale and design are appropriate to the host dwelling
- Neighbouring amenity is protected
- The character of the area is preserved

The extension is modest in height, sympathetic in materials, and proportionate to the generous plot size.

Conclusion

The proposed development represents a well-considered and proportionate extension to an existing detached dwelling.

It:

- Enhances the functionality of the home
- Preserves neighbouring amenity
- Retains mature trees
- Utilises materials consistent with the host property
- Does not alter the character of the area

The proposal is considered to comply with relevant planning policy and is respectfully recommended for approval.