



MH Architects Ltd
for private clients



Design and Access Statement

Proposed extension to

1 Carters Way,
Wisborough Green,
Billingshurst,
West Sussex
RH14 0BX

January 2024

MH Architects
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

Design and Access Statement

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1.0 Introduction

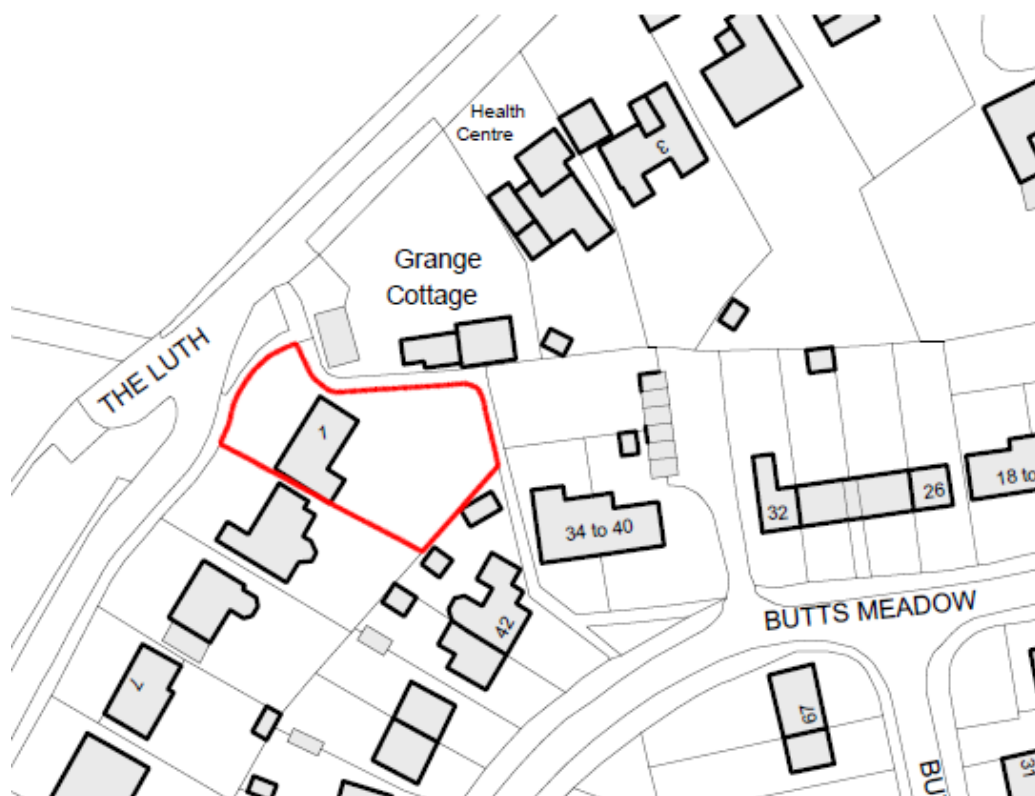
1.1 This design and access statement has been prepared by MH Architects on behalf of the homeowners in support of a planning application.

Following the FULL planning approval (WR/23/01341/DOM) and NMA planning approval (WR/23/02419/NMA), this application seeks to increase the depth of the single storey kitchen extension approved under these applications.

2.0 Site and Surrounding Area

2.1 The application site comprises of an existing detached three bedroom dwelling which lies in a residential area of Wisborough Green. The existing property is two storeys in height with a single garage attached.

2.2 The site is bounded by residential dwellings to all sides of the site.



Existing site location (not to scale)

3.0 Involvement

3.1 Prior to submission of the application discussions have been held with some of the neighbouring residents and the planning department at Chichester District Council.

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4.0 Evaluation

4.1 Several key points emerged from the assessment and involvement stages of this document. They are summarised below.

- The site is located within a residential area of traditional architectural style. The proposal will seek to compliment and enhance the character of the area.
- The site is located in close proximity to local amenities with excellent pedestrian and vehicular access.
- Other properties have similar extensions in the immediate area.



Existing Photos



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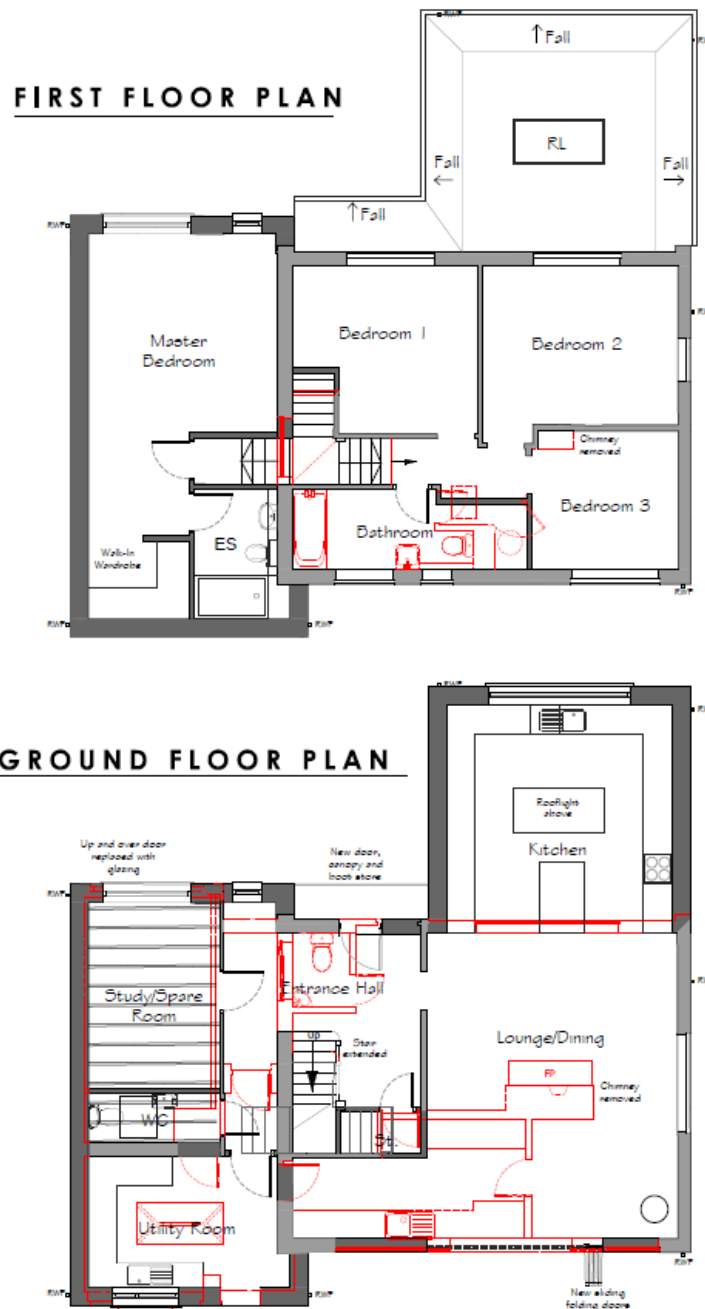
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5.0 Use

5.1 This application seeks householder planning permission for a new extension to improve the layout of the property and provide living accommodation.

5.2 The context of the surrounding area is residential and therefore supports the essence of the proposals.

5.3 The existing access to the front of the building is to be retained.



Proposed floor plans (not to scale)

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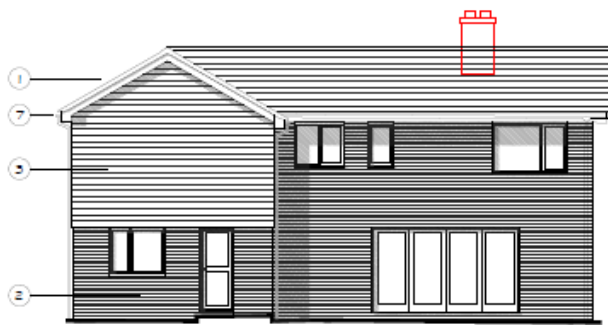
1 Carters Way, Wisborough Green, Billingshurst, RH14 0BX

6.0 Amount

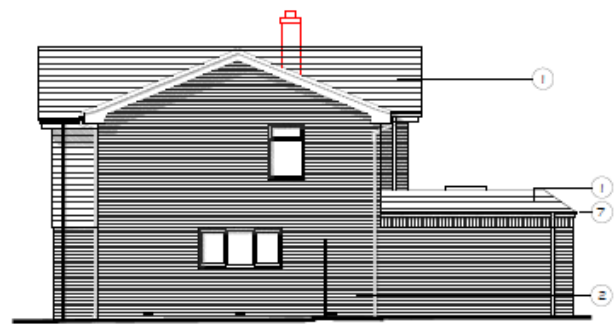
As part of the works the garage will be rebuilt and have accommodation above it. There is also a single storey kitchen extension to the front. The proposals make best use of the house to provide a family home for many years to come.

7.0 Layout

7.1 The layout of the extension a better internal layout for the owners as well as providing an additional bedroom.



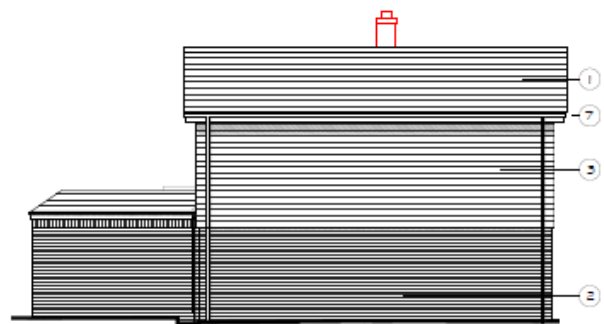
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Proposed elevations (not to scale)

8.0 Scale

8.1 The scale of the proposed extension is appropriate to the existing building and its setting. It ties in with the existing dwelling.

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9.0 Landscaping

9.1 All existing planted borders will be retained and enhanced. To the rear, a small area of new soft landscaping is incorporated next to the new extension, reducing the overall hard surfaced area.

10.0 Appearance

10.1 The proposed extension will match the height and mass of the adjacent properties, as well as the surrounding character of the area.

10.2 The proposed materials are as follows:

Walls	Multi stock brickwork - red to match existing.
Roof	Concrete tiles - red / brown to match existing.
Windows	uPVC windows - white
Doors	Oak front door and oak porch posts and gallows bracing.
Rainwater	uPVC - white

11.0 Access

11.1 The existing house has sloped or stepped access on all sides, although this is minimal.

12.0 Sustainability

12.1 The proposals will be constructed to modern standards so will outperform the existing building.

12.2 The building is located within an established area of Wisborough Green and benefits from all services and amenities within close proximity of the site.

12.3 All newly installed services and materials will be meeting the current environmental standards and regulations.

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13.0 Flood Risk

13.1 Having searched the Gov.uk website, it confirms the property is very low risk and not within a flood zone. As such, this proposal will not have a negative impact on the flood zone.

14.0 Conclusion

14.1 The proposed scheme, which has been submitted for planning permission has been carefully considered in relation to the surrounding context, responding respectfully.

14.2 It is respectfully requested that Officers of the District Council look favourably on this proposal and grant full planning permission.