

PLANNING STATEMENT

Proposed Single-Storey Extension

Wycombe, 43 Elm Grove, Barnham, West Sussex, PO22 0HL

Local Planning Authority: Arun District Council

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for a proposed single-storey front extension at Wycombe, 43 Elm Grove, Barnham, West Sussex.

This application follows an earlier scheme (ref: BN/122/24/HH) at the same property, where the case officer indicated an intention to refuse on the grounds that the depth and height of the proposed extension were not in keeping with the character of the area. The current proposal has been comprehensively redesigned to directly address those concerns, with significant reductions in both height and overall scale.

This statement demonstrates that the revised proposal is proportionate, visually appropriate, and consistent with the established character of the surrounding area, and that approval can reasonably be supported.

2. Background and Response to Previous Concerns

A previous application (ref: BN/122/24/HH) was submitted at this property in 2024. During the determination of that application, the case officer raised concerns that the depth and height of the proposed extension were not in keeping with the character of the area, and that the overall front-to-back length of the resulting dwelling would be excessive.

The current application has been comprehensively redesigned in direct response to those concerns. The key changes from the previous scheme, and the evidence demonstrating the proposal's compatibility with the character of the street, are summarised below:

- **Reduction from two storeys to single storey**, the most significant amendment is the reduction in height. By removing the first floor entirely, the revised proposal substantially reduces bulk, massing, and visual prominence. It also removes any potential for first-floor overlooking of neighbouring properties.
- **Reduction in accommodation**, the internal layout has been simplified to two rooms only (a study and a playroom), with no bathroom, no additional WC, and no new sanitary fittings. This results in a smaller overall footprint and a clearly subservient relationship to the host dwelling.
- **Materials and form designed for visual integration**, the extension has a hipped slate roof and rendered finish to match the host dwelling, with traditional fenestration mirroring the existing property.
- **Overall depth consistent with neighbouring properties**, the resulting front-to-back length of the dwelling would be approximately 23 metres, which sits within the established range of immediately neighbouring plots (Nos. 40, 41, 42 and 44 range from 22 to 24 metres). The proposal is therefore not excessive when considered in its proper context (see Section 8 below).

Taken together, these amendments represent a fundamentally different and significantly reduced proposal. The Council's previous concerns have been addressed through substantive design changes rather than minor adjustments.

3. Site and Surroundings

The application site comprises a residential property within an established street characterised by a wide variety of dwelling types, architectural styles, and layouts.

The property benefits from a generous plot and is set well back from the road. The frontage includes mature trees and established boundary hedging, which provide substantial natural screening and contribute positively to the character of the area.



[Photo 1 – Front of Wycombe, 43 Elm Grove: view of the existing dwelling and frontage]



[Photo 2 – Frontage with mature tree screening]

4. The Proposed Development

The proposed development comprises a single-storey front extension to the existing dwelling, providing two additional rooms (a study and a playroom).

Key characteristics of the proposed extension are as follows:

- **Single storey throughout** , with eaves and ridge heights set significantly below those of the host dwelling.
- **Footprint** , approximately 4.2m wide by 8.5m deep.
- **Roof form** , hipped slate roof matching the form and material of the existing house.
- **External finishes** , render to match the existing dwelling.
- **Fenestration** , traditional multi-pane casement windows in keeping with the host property.
- **Setback** , the closest point of the extension to the road is approximately 7.5 metres.

The use of matching materials, complementary roof form, and a clearly subordinate scale ensures that the extension reads as a coherent and well-integrated addition to the host dwelling rather than an incongruous bolt-on. Existing boundary vegetation, including mature trees and hedgerows, will be retained to ensure the development remains well screened. No trees are to be removed as part of the proposal.

A directly comparable single-storey extension already exists at No. 41 Elm Grove, two doors away. That extension is broadly similar in form and scale to the current proposal but sits closer to the road

(approximately 6 metres) than the proposed extension at No. 43 (approximately 7.5 metres), and benefits from no comparable tree screening to filter views from the public realm. The presence of this directly comparable form of development within the immediate streetscape demonstrates that a single-storey extension of this type is established within the character of Elm Grove.

5. Design Response to Character of the Area

The design has been developed specifically to ensure that the extension respects and reinforces the character of the host dwelling and its surroundings, directly addressing the concerns previously raised:

- **Single-storey form** , ensures the extension does not compete with or detract from the two-storey host dwelling, and substantially reduces both height and bulk compared to the previous proposal.
- **Hipped roof and slate covering** , echo the roof form and materials of the existing house and other properties within Elm Grove.
- **Rendered finish** , matches the host dwelling and is a finish found commonly within the street.
- **Window proportions and detailing** , designed to mirror those of the existing property.
- **Eaves and ridge heights** , set significantly below those of the main house, ensuring a clearly subservient relationship.

Taken together, these design choices ensure that the extension is architecturally consistent with the host dwelling and harmonious with the broader character of Elm Grove.

6. Character of the Area

The street scene of Elm Grove is characterised by a diverse mix of dwelling types, including traditional houses, modern redevelopments, bungalows, and extended properties. There is no single architectural style or consistent pattern of development. Materials, scale, design, and the relationship of buildings to the road vary significantly between properties, resulting in a visually diverse and evolving streetscape.

Whilst some properties share broadly similar characteristics, there is no consistent architectural rhythm, building line, or uniform design approach across the street. Differences in proportions, materials, roof forms, layouts, and setbacks are evident throughout, confirming that the area does not exhibit a strict or cohesive architectural identity.



[Photo 3 – No. 44 (adjacent house): differing scale and architectural form]



[Photo 4 – No. 42 (adjacent bungalow): differing scale and architectural form]



[Photo 5 – No. 41 (extended property): comparable extension positioned closer to the road]



[Photo 6 – No. 41: side and main building showing scale and siting]



[Photo 7 – No. 40: contemporary redevelopment]



[Photo 8 – No. 39 (opposite): contrasting style and materials]



[Photo 9 – No. 38 (opposite bungalow): variation in scale and design]



[Photo 10 – No. 37 (traditional dwelling): differing proportions and detailing]

7. Precedent Within the Street

There are clear examples of similar extensions and alterations within the immediate vicinity. Of particular relevance is the extension at No. 41 Elm Grove (two doors away), which is broadly comparable in form and scale to the current proposal but is positioned approximately 6 metres from the road, closer to the road than the proposed extension at No. 43, which sits approximately 7.5 metres from the road. The extension at No. 41 also benefits from no comparable tree screening, meaning it is more visible from the public realm than the proposed development would be.

This demonstrates that development of a similar nature has been considered acceptable within the street and provides clear and directly relevant context for the current application.

8. Overall Front-to-Back Depth of the Dwelling

One of the concerns raised in respect of the previous application was that the overall front-to-back length of the dwelling would be excessive. The revised proposal has been measured against the immediately neighbouring plots to demonstrate that the resulting depth is firmly consistent with the established pattern of development in Elm Grove.

Based on measurements taken from Google Earth, the proposed front-to-back length of No. 43 (including the extension) compares with neighbouring properties as follows:

- **No. 43 (proposed)**, approximately 23 metres
- **No. 44**, approximately 22 metres
- **No. 42**, approximately 24 metres
- **No. 41**, approximately 24 metres
- **No. 40**, approximately 22 metres

The proposed depth of 23 metres sits squarely within the range established by the four immediately neighbouring properties (22–24 metres) and is in fact shorter than two of them. The resulting dwelling would therefore not be longer or more prominent than its neighbours when viewed in context. The previous concern that the front-to-back length would be excessive is not borne out by the actual pattern of development in the immediate vicinity.

9. Relationship to the Road

The relationship of buildings to the road within Elm Grove is varied, with no consistent building line. A number of properties and outbuildings are positioned significantly closer to the road than the proposed extension.

The closest point of the proposed extension would be approximately 7.5 metres from the road edge, with the existing house frontage approximately 16 metres back. The extension also benefits from substantial existing screening provided by mature trees and hedgerows along the frontage.

Given the absence of a consistent building line, the precedent set by comparable extensions closer to the road (notably at No. 41), and the substantial natural screening to the front of the site, the siting of the proposed development cannot reasonably be considered out of keeping or harmful to the character of the area.



[Photo 11 – Property with outbuilding close to the road]



[Photo 12 – Property with minimal setback]



[Photo 13 – Top down view of Elm Grove, taken from Google Earth, showing inconsistent building line on both sides of the road]

10. Screening and Visibility

The site benefits from substantial natural screening, including mature trees to the front and a continuous hedgerow along the boundary with neighbouring properties. These features significantly limit visibility of the proposed extension from the public realm, and any views would be limited and filtered, ensuring minimal visual impact on the street scene.



[Photo 14 – Boundary hedge between No. 43 and No. 44: substantial visual screening and separation]

11. Impact on Neighbouring Properties

The revised single-storey design has been developed specifically to ensure there is no adverse impact on neighbouring properties.

As a single-storey extension, the proposal cannot give rise to any first-floor overlooking or loss of privacy. There are no proposed windows that would result in direct views into neighbouring habitable rooms or private amenity space. The reduced height ensures that daylight and sunlight to adjoining properties is preserved, and the proposal would not breach the 45-degree guideline taken from the nearest habitable room windows of neighbouring dwellings.

A substantial mature hedgerow boundary exists between No. 43 and No. 44, providing effective visual screening and reinforcing the separation between the two properties. The combination of single-storey form, generous separation distances, and established boundary planting ensures that the proposal would have no material impact on the outlook, privacy, or amenity currently enjoyed by neighbouring occupiers.

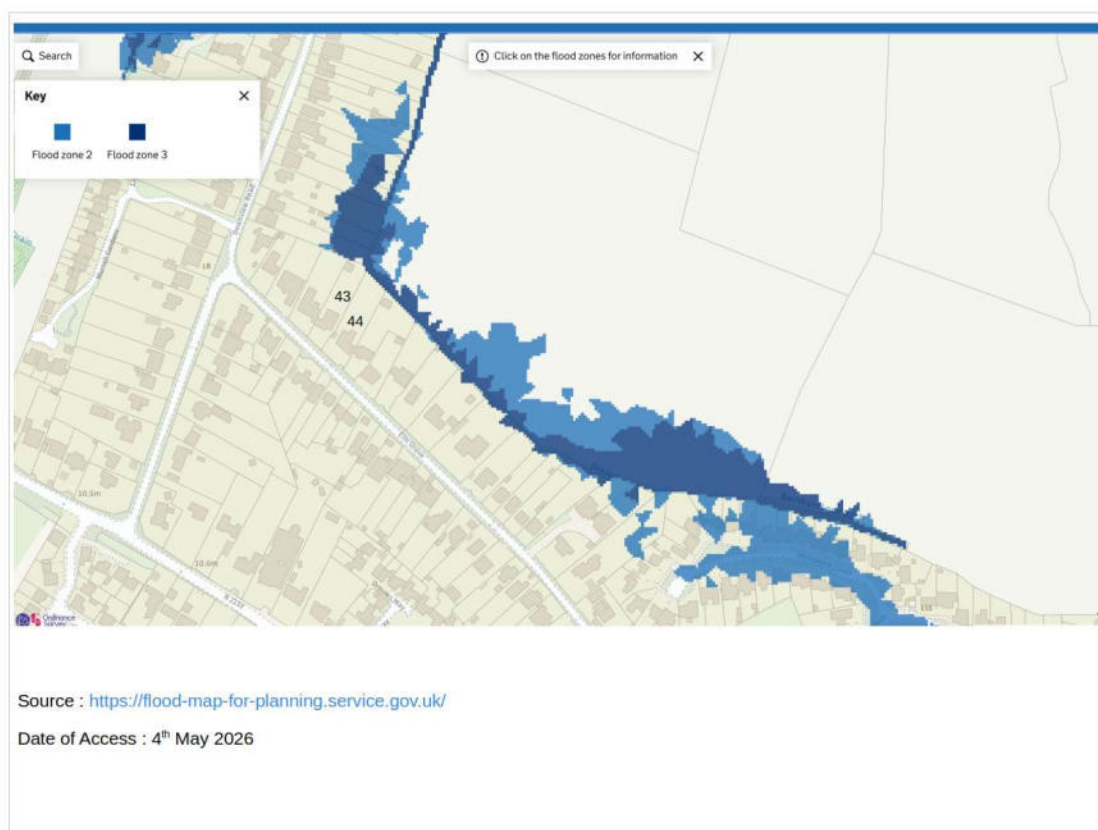
12. Drainage and Surface Water

The revised proposal contains no bathroom, no additional WC, and no new sanitary fittings. There would therefore be no increase in foul drainage demand arising from the development.

In relation to flood risk, the application site lies within Flood Zone 1 as identified on the Environment Agency's Flood Map for Planning, indicating the lowest category of flood risk (less than 1 in 1,000 annual probability of river or sea flooding). The mapped Flood Zone 2 and Flood Zone 3 areas associated with the Barnham Drain are located a considerable distance to the east of the application site and do not affect either No. 43 or the immediately neighbouring properties.

In relation to surface water, the modest single-storey extension would result in only a limited increase in roof area. Surface water drainage will be designed and implemented in accordance with Building Regulations Part H and good practice, with run-off appropriately managed at source through soakaway or connection to existing arrangements within the application site.

It is acknowledged that a representation has previously been received raising concerns regarding flooding and surface water affecting neighbouring land. The Environment Agency's published flood mapping confirms that neither the application site nor the immediately neighbouring properties lie within an identified flood risk zone. The proposal contains no additional sanitary provision, would result in no increase in foul drainage demand, and any additional surface water from the limited increase in roof area will be managed entirely within the application site. The development would not therefore give rise to any material change in conditions affecting adjoining land.



[Figure 1 – Environment Agency Flood Map for Planning: application site (43 Elm Grove) shown in Flood Zone 1, with Flood Zones 2 and 3 located along the Barnham Drain to the east]

13. Ongoing Development and Evolution of the Area

There is clear evidence of ongoing development within Elm Grove, including properties currently undergoing significant extension and redevelopment works. This demonstrates that the area is actively evolving and that proposals of a similar scale and nature continue to be supported. The proposed extension aligns with this established pattern of change.



[Photo 15 – Property under construction (front view): active redevelopment within the street]





[Photos 16 to 19 – Recently completed developments within Elm Grove]

14. Planning Policy

The proposal has been considered against the relevant policies of the Arun Local Plan (2018), in particular Policy D DM1 (Built Form and Design), which seeks to ensure that development respects the character of the area and is of an appropriate scale, design and layout. For the reasons set out in this statement, including the reduction to single storey, the use of matching materials and roof form, the subservient scale, the substantial setback from the road, and the existing screening, the proposal is considered to comply with this policy and with the design objectives of the National Planning Policy Framework.

15. Planning Balance and Conclusion

The proposal should be assessed as a revised, materially reduced scheme that has been specifically designed to address the concerns previously raised by the Council.

The principal concerns identified in respect of the earlier application, that the depth and height of the extension were not in keeping with the character of the area, and that the overall front-to-back length would be excessive, have each been directly addressed. The extension is now single-storey rather than two-storey, contains two rooms only, uses matching materials and roof form, and is set approximately 7.5 metres back from the road behind substantial mature screening. The resulting front-to-back length of the dwelling, at approximately 23 metres, sits squarely within the established range of immediately neighbouring properties (22–24 metres).

Drainage and surface water matters are also addressed in full (Section 12). The proposal contains no bathroom, no additional WC, and no new sanitary fittings, so there would be no increase in foul

drainage demand. The application site is confirmed to lie within Flood Zone 1 on the Environment Agency's Flood Map for Planning, and any limited additional surface water from the modest increase in roof area will be managed entirely within the application site in accordance with Building Regulations Part H.

The proposal also responds positively to the established character of Elm Grove. The street is characterised by a varied mix of dwelling types, scales, and architectural approaches, with no consistent building line. A directly comparable extension at No. 41, two doors away, sits closer to the road and with less screening than the proposed development.

It is therefore considered that the revised proposal accords with the relevant policies of the Arun Local Plan, respects neighbouring amenity, and is supported by clear precedent within the street. For these reasons, the proposal is considered acceptable in planning terms, and approval is respectfully requested.