

PLANNING STATEMENT

address: SPRING VIEW, BRACKEN LANE, STORRINGTON, RH20 3HS

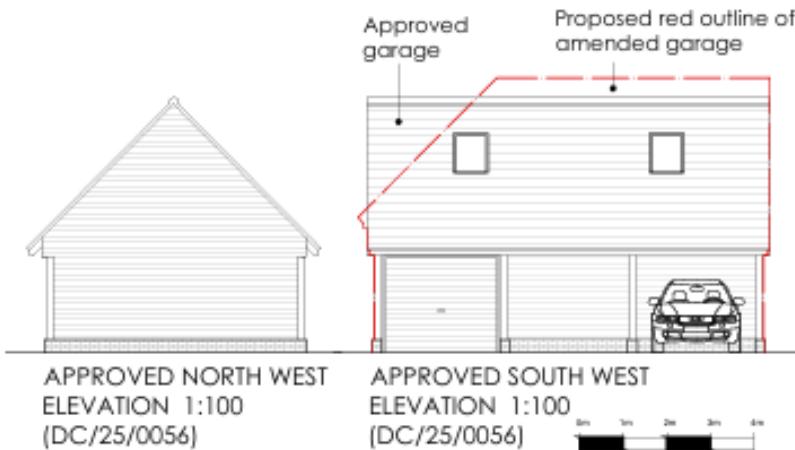
job description: **Proposed alterations to planning application DC/25/0056 for the erection of a 1.5 storey triple bay garage to the front of the dwelling**



Spring View, Bracken Lane, Storrington

1.0 Introduction

1.1 Planning permission was granted in April 2025 (DC/25/0056) for a 1.5 storey triple bay garage in the front garden of Spring View adjacent to Bracken Lane, Storrington.



1.2 A pre-application was submitted in May 2024 (PE/24/0114) for a similar scheme that included 2No. pitched roof dormers and an external staircase. The principal of the scheme was accepted by the planning authority, however it was recommended to lower the ridge height and to remove the 2No. dormers.

1.3 The subsequent householder planning application (DC/25/0056) included a triple bay car port with 2No. dormers. During this application the dormers were removed, and approval was granted for the triple bay car port with rooflights at first floor level. The first floor provided a storage area with an internal staircase.

1.4 Planning application DC/25/0056 included a detailed planning statement by Lewis & Co outlining the site description and the relevant history of the site.

1.5 The client has commenced the initial work to construct a retaining wall and to undertake the groundwork for the approved triple bay car port. The photographs below show the work in progress.



New retaining wall and groundworks adjacent to Bracken Lane, Storrington



New bay trees planted adjacent to Bracken Lane, Storrington with timber post and rail fence. This will continue along the whole front which will screen the garage.

2.0 Alterations to previously approved application (DC/25/0056)

2.1 The client would like the opportunity to propose various alterations to the approved triple bay garage for the following reasons:-

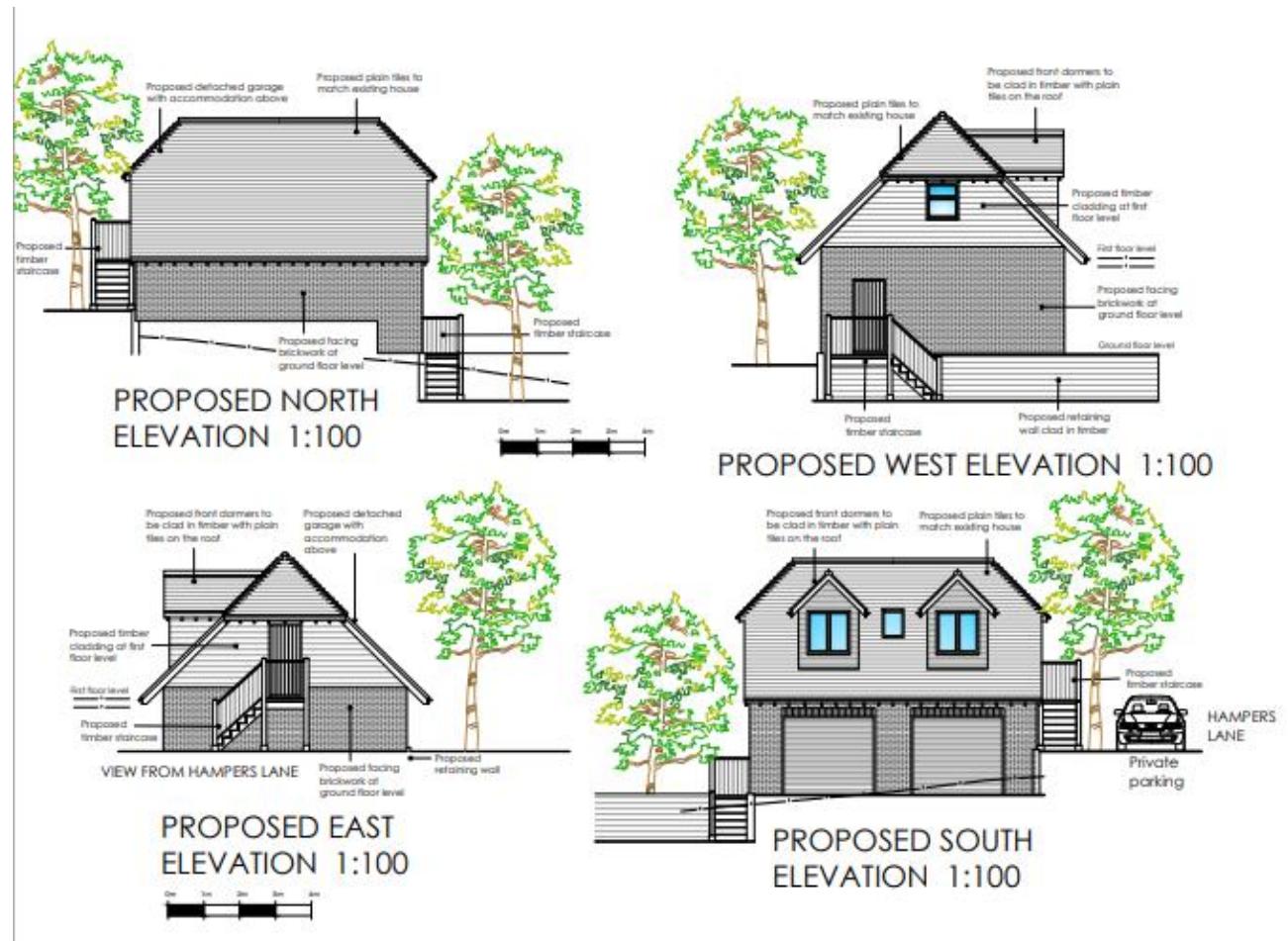
- The recent approvals for a detached garage with accommodation above at Fernbank, Hampers Lane, Storrington
- The internal staircase will limit the use of the triple bay garage.
- The first-floor area will have very limited headroom and can only be used for storage purposes.

2.2 The local authority has recently approved a detached 1.5 storey garage with an office / bathroom above, adjacent to Hampers Lane in Storrington. The relevant applications are DC/24/1082 and DC/25/0470.

2.3 Bracken Lane and Hampers Lane are connected, and the 2 dwellings are both located within Heath Common. Fernbank is a small 3-bed detached bungalow set at a lower level to the road due to the sloping plot. This is very similar to Spring View, however Spring View is a large chalet dwelling.

2.4 A large detached 2 bay garage was approved in September 2024 (DC/24/1082). This included 2 front dormers and an external staircase. The garage is located adjacent to Hampers Lane and the ridge is considerably higher than the host dwelling.

2.5 In July 2025 the local authority approved a new design of the detached garage and extensive works to the existing bungalow (DC/25/0470). The drawing below shows the garage adjacent to Hampers and includes an external staircase (facing Hampers Lane) and 2 large dormers. The client at Fernbank was keen to increase the headroom within the first-floor layout to create an office with a small shower room. This proposal was approved, and work has commenced on site. The elevations below show the approved garage at Fernbank.



2.6 This application has many similarities although the site at Fernbank is extremely tight compared to the large front garden area at Spring view. The similarities are as follows:-

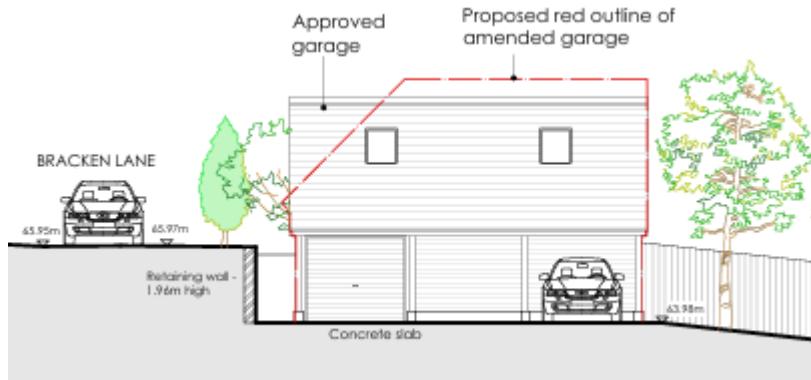
- Detached garage is located adjacent to the private road.
- External staircase with 2 dormers.
- Materials to match the new house design.
- The approved garage has been re-designed to provide further headroom at first floor level and now includes an office with a shower room.
- The plot slopes away from the road.

3.0 Proposed Alterations to DC/25/0056

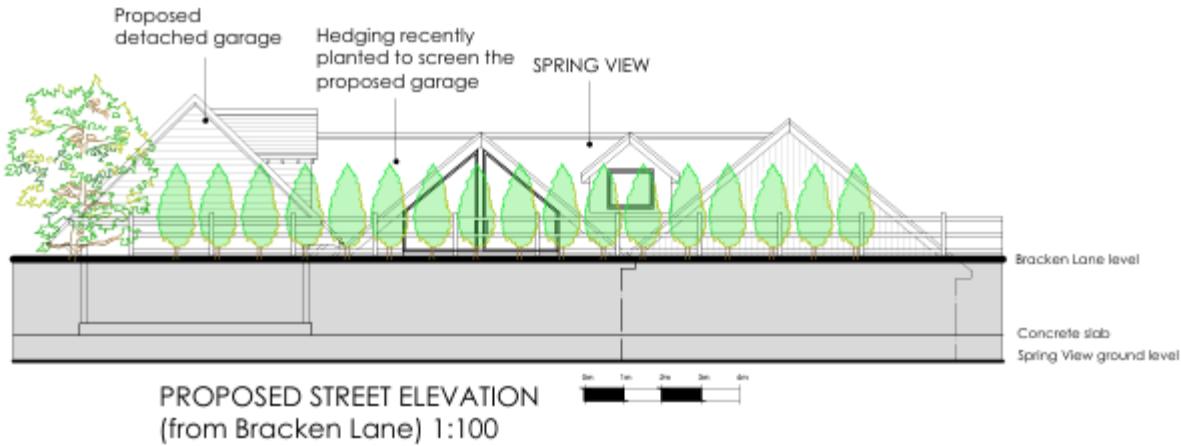
3.1 The alterations to the approved plans will include the following:-

- 450mm higher ridge.
- 2No. first floor dormers (as per the approved dormers at Fernbank).
- Roof to be fully hipped away from Bracken Lane.
- External staircase on southern side of proposed garage (not on the road side as proposed at Fernbank).
- Office accommodation at first floor level.
- Materials to match the host dwelling.

3.2 The drawing below shows the approved garage with the amended garage highlighted in red. It is considered that these revised proposals will have less of an impact on Bracken Lane.



3.3 The photos above confirm that the client has already commenced planting mature bay tree shrubs along the boundary with Bracken Lane. Therefore, the majority of the new garage will be unseen from the road as the shrubs mature. The client is keen to provide as much privacy and security to his property as possible. The street elevation below shows the shrubs hiding the majority of the garage.



4.0 Summary / Conclusion

- 4.1 The alterations to the approved triple bay garage will have similarities to the approved garage at Fernbank. We appreciate that every application is individual and will need to be considered separately. However, the client feels that this decision has set a precedent for a detached 1.5 storey garage built within Heath Common and should be given due consideration.
- 4.2 The approved garage at Fernbank is only a double bay. However, the main view from the private road will remain the same. The triple bay garage at Spring View has already been approved and includes a gable facing the road. The new design includes a hipped roof facing the road which will have less impact on the street scene. We feel that this will be a good compromise in this instance.
- 4.3 The external stairs will be located at the rear. It is noted that the external stairs at Fernbank face the road. In the pre-application it was suggested that the dormers and the external stairs provided a residential feel to the detached building. However, this was not the case at Fernbank.
- 4.4 The client would like to create an office above the garage as he owns his own business and works occasionally at home. It is noted that Fernbank has approval for a similar use but includes a shower room. No shower room has been included in the new proposals.
- 4.5 The client would like the opportunity to amend the approved design prior to commencing the work above ground level. As mentioned above the retaining wall and the groundwork have been completed. The main purpose of this application is to improve the headroom at first floor level, which appears to have been achieved in the second application at Fernbank.