



Asher Planning Ltd

Householder Planning Application for Residential Annex

53 Brook Road, Horsham, West Sussex, RH12 5FS



**Planning Statement
November 2025**

1.0 Introduction

- 1.1 This statement is to support the planning application for a single-storey detached garden room, for use as a residential annex, at 53 Brook Road, Horsham.
- 1.2 In this statement we discuss the site, surroundings, and planning history. We then provide details of the proposal and set out compliance with the relevant national and local planning policies.

2.0 Site and surroundings

- 2.1 The site is located on the western end of Brook Road in a residential area of Horsham and comprises a detached two-storey house with a large garden to the rear and side and a detached garage.
- 2.2 The property is not situated in a conservation area and there are no listed buildings on the site or nearby. The site has no allocations on the Horsham Policies Map. It is in Flood Zone 1 with a low risk of flooding.

Figure 1 – Location Plan



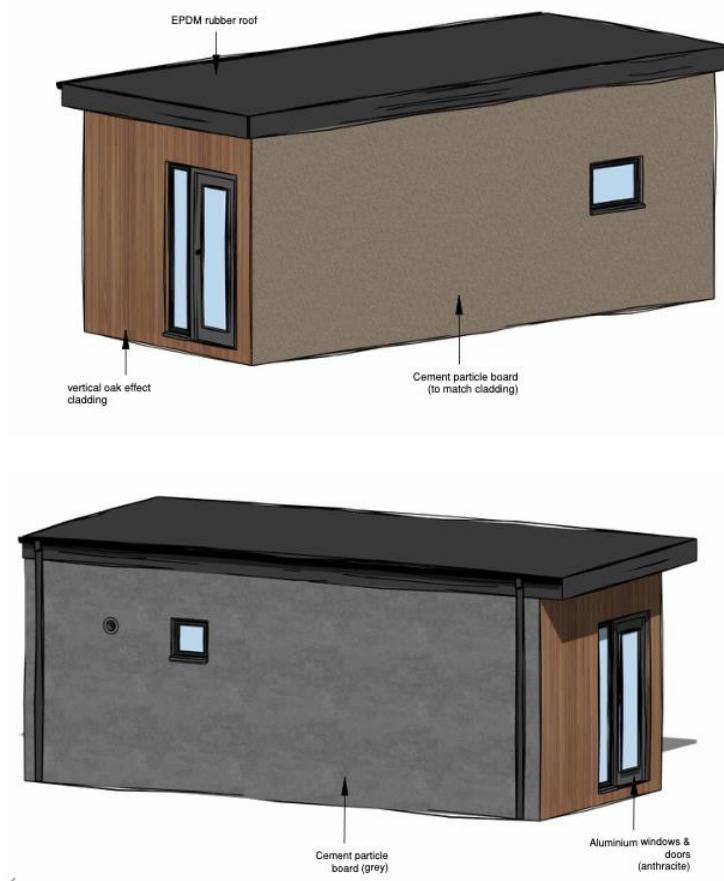
3.0 Planning history

- 3.1 The Horsham planning applications database does not show any planning history for the site.

4.0 Proposal

- 4.1 The proposal is to construct a single-storey detached garden room, to be used as a residential annex for the applicant's ageing mother, so that she can be close to family for support and company.
- 4.2 The building will have a footprint of 21sqm. It will comprise a living area (with a kitchenette), a bedroom and bathroom. The building will be accessible, with a low threshold or ramp for disability access, low cupboards and kitchen space, and low windows.
- 4.3 The elevations will be a mix of composite cladding and anthracite cement particle board. There will be aluminium-framed windows and bifold doors.
- 4.4 The annex will have a monopitch flat roof in black EDPM. The highest part of the roof will be 3m.
- 4.5 The annex will be well screened by trees and hedges around the garden. More than 50% of the original garden will be retained as usable garden space.

Figure 2 - Proposed 3D images of annex



5.0 National planning policy

- 5.1 The **National Planning Policy Framework** (NPPF, 2024) is a material consideration in any development proposals. The principal thread running through the NPPF is the presumption in favour of sustainable development. Para. 11 states that proposals accord with the development plan and should be approved.
- 5.2 Para. 135 states that planning decisions should ensure that developments meet certain requirements, including that they will function well, be visually attractive and be sympathetic to local character.
- 5.3 The proposal meets these requirements because it will function well, providing a annex for a family member, enabling her to live semi-independently but with support. It has been well designed and will be visually attractive using materials in a natural style appropriate to the garden location.
- 5.4 Para. 135 goes on to state that developments should provide a high standard of amenity for existing and future users.
- 5.5 The proposal will improve amenity at the house. There will be no adverse impact on the amenity of neighbours due to the small scale of the garden room and its location in a well-screened part of the garden. It will be single-storey so there will be no overlooking.
- 5.6 The annex will share access, parking and garden space with the main dwelling. It will not be a separate dwelling and the applicant is happy to accept a planning condition to ensure this.

6.0 Local planning policy

- 6.1 The **Horsham District Planning Framework** (2015) at Policy 32 requires high quality and inclusive design. Policy 33 requires development to meet criteria including making efficient use of land, avoiding harm to neighbour amenity, being of an appropriate scale, massing and appearance and using high quality materials and finishes.
- 6.2 The proposed annex will make efficient use of the site, has a design and scale appropriate to a garden location, will provide a good standard of amenity for the occupier and will not have any impact on the amenity of neighbours. It will also use high quality materials. Therefore it accords with this policy.

7.0 Comparable development

- 7.1 The following are examples of similar applications granted in recent years:
 - DC/24/1795 - Erection of an annexe for ancillary use to the main dwellinghouse - Sheiling, Southwater – approved Apr 2025

- DC/24/0430 - Erection of granny annexe - 4 Centenary Road, Southwater – approved Jul 2024
- DC/24/0159 - Erection of a two storey attached annexe to existing dwelling - Washington Paddocks, London Road, Washington – approved Aug 2024
- DC/21/1322 - Demolition of existing hut and canopy. Erection of ancillary granny annexe - Forest Lodge, Grouse Road, Colgate, Horsham – approved Oct 2021
- DC/21/1496|Construction of a detached annexe ancillary to the main dwelling – Kerbrae, Hyde Street, Upper Beeding – approved Sep 2021

8.0 Summary

8.1 The site is located on Brook Road, Horsham. The proposal is for a detached residential annex in the garden of the property. The annex will be subservient to the house. It has been well designed to fit into the local area and will not have any adverse impact on the neighbouring properties.

8.3 The application complies with national and local planning policies and comprises sustainable development.