

Design and Access Statement

Existing Garden Building

4 Dereham Way, Horsham, West Sussex, RH12 1GQ

Introduction	<p>This statement has been prepared to describe the rationale behind the design of a garden building, which will be used as a home office, and to support a retrospective planning application for its retention.</p> <p>The property comprises a detached two storey dwellinghouse, located on the south side of Dereham Way, in Horsham, West Sussex.</p> <p>The garden building was inadvertently erected without planning permission because unbeknown to the applicant at the time, Classes A – H permitted development rights - under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, had been withheld by Condition 22 of the original grant of planning permission (Planning reference DC/15/0499) when the estate was built.</p> <p>When this error was been brought to the applicant's attention and they sought pre-application advice (application reference PE/25/0205) from the planning authority, which confirmed that the building requires planning permission. See "Pre Application Advice" statement below.</p> <p>As a result, work to complete the building has been halted while the situation is rectified.</p> <p>It is worth noting that were it not for condition 22 of the original grant of planning permission, the proposed building would be allowable as permitted development.</p> <p>The house is not listed and the property is not located within a Conservation Area.</p>
Use	The building is for the owner's private use as a home office, such use being incidental to the enjoyment of the dwellinghouse.
Amount	The dimensions of the building are 2.92m x 2.50m.
Layout	The proposed building has been positioned at the far end of the garden, behind the garage, occupying a small area of what was previously lawn.
Scale	<p>The maximum height of the proposed building is 2.48m.</p> <p>It is considered that the building is acceptable, despite the modest size of the garden/plot.</p>
Landscaping	<p>The entire back garden is completely enclosed by a 1.80m high close boarded timber fences.</p> <p>Three pleached cherry laurel trees have been planted between the side of the building and the far fence, in order to "soften" the building's outline when viewed from one of the adjacent neighbour's gardens.</p>

Appearance	<p>The front wall are clad with "V-100 MTX" cladding and all the other walls are clad with cement board cladding, all painted dark grey (RAL 7016 "Anthracite"). The fascias comprise "V-100 MTX" painted dark grey (RAL 7016 "Anthracite").</p> <p>The door and window frames have dark grey (RAL 7016) P.V.Cu frames.</p> <p>The roof will be covered with E.P.D.M. rubber membrane.</p>
Access	Access to the building is via small step at the front of the building.
Pre Planning Advice	<p>The following advice was provided by the planning authority which, in essence, provided support for the erection of a modest garden building in the back garden of this property:</p> <p><i>It is possible to carry out various alterations and extensions to a dwellinghouse without the need for planning permission, through what are known as 'permitted development' rights. However, in this case these rights were removed as part of the original planning permission for your property (condition 22 of DC/15/0499). As a result of this planning permission would be required for the erection of an outbuilding within the rear garden.</i></p> <p><i>At this stage there would be no apparent concerns were an application to be submitted, with the proposed outbuilding of a modest footprint. It would be recommended that the height / roof form be kept as low as is possible in order to prevent any potential impacts on the neighbouring garden area. The provision of a home office is similarly not of any concern, with working from home unlikely to create any significant potential for harmful levels of noise or disturbance.</i></p> <p><i>It would therefore be recommended that a planning application be submitted to allow for public consultation and further consideration.</i></p>
Foundations	<p>In order to minimise soil compaction, the building makes use of discrete pad foundations (please see details shown on the General Arrangement Drawing No 525/035/01 (Rev 0)).</p> <p>Pad foundation holes were lined with polythene prior to concreting.</p>
Rainwater	Rainwater from the roof is directed to a small soakaway under the building.
Other Buildings	It is noted that planning permission for a similar building in the rear garden of a nearby property, 8 Mannox Mews, Horsham, RH12 1FW was granted in December 2023, under planning reference DC/23/1848.

Site Photographs



View looking down the garden (with back to the property)
showing the garden building and pleached cherry laurel trees



South west elevation of the building



Rear elevation of the house