

16th January, 2026

Design & Access Statement

Mrs. J. Orosz

14 Broomfield Drive,
Billingshurst, RH14 9TJ

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**1 Introduction**

- 1.1 This property is a 2 storey semi-detached house with a long garden and summer house at the end of the garden.
- 1.2 The application is for change of use of Change of use of the existing residential dwelling (Use Class C3) to allow for a dual use as both a private family home and a small-scale childminding business.
- 1.3 A new cabin will be built as the attached drawings to accommodate the child minding facility, replacing the existing summer house.

2. Design Component

- 2.1 Amount of Development – Visually the new cabin will not change the character within the existing area as many other properties have similar cabins / large sheds.
- 2.2 Layout – The layout will be as shown on the drawings attached to this application.
- 2.3 Impact on Neighbours – The work will not present any impact on the neighbours.

3 Appraising the context

- 3.1 The works will have no effect on the neighbourhood.

4 The Access Component

4.1 The works will have no changes to the accessibility to the property, set on a level site

5 Sustainability

5.1 The access is not changing and therefore not affect sustainability

6 Planning History

6.1 There is no previous planning history for this property.

ECO Systems Service Statement

The works are of small scale and have no effect on the existing system

Rainwater

No change to the rainwater collection is proposed, to new soakaway in garden, via a water butt for garden use.

Lighting Assessment.

The application is for a simple replacement cabin therefore will not warrant any changes.

Biodiversity Survey Report

The proposed works will have no effect on the biodiversity of the area.

No natural features will be disturbed.

Landscape Appraisal.

The application is within the existing garden and will not alter the landscaping

Sustainability Assessment

This development will not affect the sustainability of the site in any way.

Change of Use Statement

The proposal seeks planning permission for a change of use of the existing residential dwelling (Use Class C3) to allow for a dual use as both a private family home and a small-scale childminding business (Use Class E) registered and regulated by Ofsted. The property will remain primarily residential in character, with the childcare use operating on a part-time basis within the dwelling. The childcare provision will be run by the owner of the property and is intended to operate within normal daytime hours only, specifically between 08:30 and 17:30, Monday to Friday.

No overnight care or weekend operation is proposed.

The justification for the change of use is to enhance the availability of childcare spaces within the local area, responding to an identified local need for accessible, community-based childcare. The proposal will support working families, reduce travel distances for parents, and contribute positively to local social infrastructure.

The project has been supported by West Sussex County Council who have awarded the proposer a grant to install a log cabin to enable the increase of spaces. The proposed childcare use will be carefully managed to ensure minimal impact on neighbouring residents and to maintain the residential character of the area.

Mitigation measures include: - Limited operating hours - restricted to standard daytime working hours (08:30–17:30), avoiding early mornings, evenings, and weekends. - Small-scale operation - with a limited number of children (maximum 9) ensuring activity levels remain comparable to normal residential use. - Controlled drop-off and pick-up times - managed by staggered scheduling to prevent congestion or disturbance. - No external alterations to the appearance of property proposed that would alter the appearance of the dwelling or its residential character. - Use of internal spaces and private garden only As a result, noise levels, traffic movements, and general activity associated with the childcare use are expected to be modest and consistent with typical residential activity. The proposed plan will provide facilities that meet the local needs, effectively using the existing building.

The site is currently used as a single private residential dwelling (Use Class C3). It is occupied as a family home with 2 adults and 3 children (aged 10-15) living within. The applicant is an Ofsted registered childminder currently operating a childminding business with 3 children attending per day for two days per week. However, the property remains primarily a family home.