

PLANNING STATEMENT FOR

## PROPOSED CHANGE OF USE OF LAND

AT:

**WELL COTTAGE,  
BROOKS GREEN,  
WEST SUSSEX  
RH13 0TR**



Job Ref: 26598  
FEBRUARY 2026

## 1.00 INTRODUCTION

1.01 This Planning Statement has been prepared to accompany an application for the change of use of an existing paddock into the residential curtilage of Well Cottage.

1.02 This Planning Statement should be read in conjunction with the following documents:

26598 P100 (Location and Block Plans)  
Preliminary Ecological Assessment and BNG Calculations (by A Rosenfield)

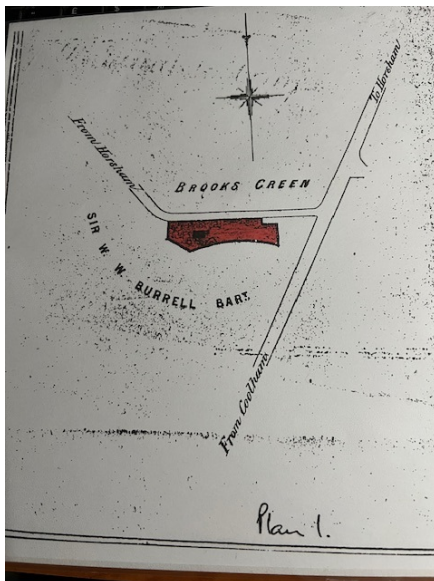
## 2.00 THE SITE

2.01 The application site comprises a semi-detached dwelling situated on an application site area measuring c 0.12 Ha, located on the edge of the village of Brooks Green within the Parish of Shipley. An area of paddock (measuring 0.08 Ha) sits to the east of the dwelling and is predominately an area of mown kept grass with an established hedgerow against the northern highway, and walls and post and rail fencing around the remaining boundary.

2.02 Well Cottage was formally part of Hinkhurst and was given approval for its sub-division back in 2018 (application DC/18/1858). At that time, the curtilage of Well Cottage did not include the paddock east to the east of the site which was retained within the curtilage of Hinkhurst. Ownership of this paddock has now transferred to Well Cottage and the owner would like to increase the amenity space of Well Cottage by including the paddock as part of Well Cottage residential curtilage.

## 3.00 PLANNING STATEMENT

3.01 It is proposed a change of use of the paddock to become part of the Well Cottage curtilage. The current paddock is fenced off and laid to grass, and historically has always been part of the dwelling of Hinkhurst as shown in the image below.



3.02 It is intended to use the paddock as garden area for the enjoyment of the residents of Well Cottage, with the post and rail fence and gate removed between the dwelling and the paddock. All other boundary hedgerows, walls and fencing will be retained. Access to the site will be via the existing entrance off Emms Lane onto the driveway.

3.03 The following Planning Applications appear relevant to this application:

**SP/33/96**

Erection of double garage with room above  
Status: Determined – Permit

**DC/04/1676**

Replacement Car Port  
Status: Determined – Permit

**DC/18/1858**

Subdivision of existing detached dwelling into two semi-detached dwellings, erection of a rear two storey extension, side porch and associated parking and driveway.  
Status: Determined – Permit

**4.00 ECOLOGY**

4.01 The site has been identified as a Red Impact zone for Great Crested Newts. An ecologist has therefore been commissioned to visit site to carry out a Preliminary Ecological Appraisal of the site and prepare the necessary Ecology and Bio Net Gain statements for consideration by the LPA.