

PROPOSED NEW HOUSE ADJACENT TO 23 BROADWOOD CLOSE, HORSHAM RH12 4JY

PLANNING, DESIGN AND ACCESS STATEMENT

This Statement relates to the proposed new two storey house, which would form part of the terrace of housing in Broadwood Close, Horsham. The current terrace comprises six dwellings (Numbers 18 to 23 Broadwood Close. This proposed new house would form a new 'end of terrace' house.

The proposed new house would be on the footprint of an existing single storey extension of 23 Broadwood Close, which would be demolished. This is shown on the Site Location Plans (1:1250 and 1:200), which shows the 'before' and 'after' footprints.

This Statement provides supporting information which relates to the following:

- Description of the proposed design and access for the new house.
- The relevant planning policies and evidence of scheme compliance with these policies.

Description of the proposed new house and its surroundings

The following plans and elevations which provide details are as follows:

- Site Location Plan (scale 1:1250) with the site outlined in red.
- Site and Block Plans (existing and proposed),
- Existing and Proposed Elevations and Floor Plans. These show details of the proposed new house, and dimensions. These include floor plans for each floor of the new house, and elevations showing the existing property and the proposed new house.
- Plans showing the position of the new pedestrian front entrance to the new house, and the communal car parking area and garage court for properties in this part of Broadwood Close.
- Broadwood Close Car Parking Survey 2025

The new house would replace the existing single-storey side extension in the side garden of this end of terrace property. With the extension removed, the property would continue the existing building line, forming a new 'end of terrace'. It would have both a front and back garden. The new plot would have well defined natural boundaries, and be in keeping with the other properties in this part of Broadwood Close. The northern boundary would adjoin 23 Broadwood Close.

The area of the site is 300 square metres. The width of the new house would be 7.6 metres, and the depth 7.0 metres, which is similar to other properties in this terrace. The total internal floor area would be 65.5 square metres.

The rear garden would be fenced, as would the front garden. The front garden has the additional benefit of mature trees and hedgerows, as well as a two metre timber fence along its western boundary, completely screening it from the adjoining footpath. The front entrance footpath would also be from this boundary, as shown on the enclosed plan.

The elevational treatment of this new house, both in materials and design, would be identical to all of the other houses which form this terrace.

This new house would have two floors, with two bedrooms, bathroom, sitting room and kitchen / breakfast room. The dimensions of these rooms are set out on the attached floorplans.

The pedestrian access to the front of the property would be off the existing footpath which borders the property, and leads to the communal parking area in Broadwood Close. There would also be a

pedestrian access to the rear of the property of the public footpath which borders the southern boundary. Both of these accesses are shown on the plan in this submission .

There is access from the house to the rear garden from the kitchen / breakfast room, and access to the private front garden from the sitting room. Both the front and rear gardens provide private open space for the property. In total, the gardens total 35 square metres in area.

The relevant planning policies and key planning issues.

The relevant planning policies and guidance are contained within the following:

- The National Planning Policy Framework
- Horsham District Planning Framework (HDPF 2015)

The National Planning Policy Framework emphasizes the importance of boosting the supply of new homes, and that where suitable sites exist, planning permission should be granted without unnecessary delay (para 59). It also supports the development of small sites, which can be built out fairly quickly. It also supports the development of ‘windfall sites’ such as those which are within existing settlements (para 68). This is such a site, being within an existing area of housing in Horsham.

Horsham District Planning Framework 2015 (HDPF) sets out planning policies for this proposed new house. This proposal complies with the relevant ‘Spatial Objectives’, by being in a sustainable location near to services and facilities (Objectives 1 and 7); providing a new house of appropriate scale, size and density (Objective 6); and being in character with the surrounding housing (Objective 9).

Planning Policy compliance

An identical planning application to this proposed new house was submitted to Horsham District Council in 2021 (Planning Application Reference DC/21/10660. The Planning Report dated 28 April 2022 determined that it was fully planning policy compliant except for the lack of details on water neutrality. As water neutrality is now no longer a relevant planning policy for this application, we submit that this planning application is now fully planning policy compliant.

Therefore, in setting out this application’s compliance with all relevant planning policies, reference is made to supporting comments in that Planning Report.

PRINCIPLE OF DEVELOPMENT.

Policies 1 requires new housing to be in sustainable locations. This new house complies with this policy. It is within Horsham town, the only ‘Main Town’ in the District. It is also in an established housing area with facilities and services, such as schools, shops, and easy pedestrian and cycle access to other parts of the town. It is also close to Littlehaven Station, and in walking distance of bus routes.

Policy 2 requires new housing to be in or around existing settlements, and retains the existing settlement pattern. This site is within the built-up boundary of Horsham town, and also within an established housing area, and is therefore policy compliant.

Policy 3 (Development Hierarchy) requires that development will be permitted within towns and villages which have a defined built-up area boundary (BUAB). The Planning Report confirms that:

‘this application site is located within the main settlement area of Horsham with the provision of one dwelling in keeping with the characteristics and function of the settlement. The principle of development is therefore considered acceptable, subject to all other material considerations.’

Policy 5 is specific to Horsham Town, and supports the delivery of new housing to meet the needs of the population. This proposed two bedroomed terraced house would contribute to the housing needs of the town's population.

Policy 15 addresses new housing in the District. It supports the development of 'windfall' sites. These are defined in the HDPF as a site not specifically allocated for development in the Local Development Framework, which unexpectedly becomes available for development during the lifetime of the plan'. This is such a site.

Policy 16 sets out the housing required to meet local housing needs. It places importance on new housing being of a type consistent with the character and density of its neighbourhood. This site complies with this requirement, as the attached plans and elevations demonstrate. Also, being a two-bedroom house, it would help to satisfy the need for smaller housing in the town.

CHARACTER, APPEARANCE, AND RESIDENTIAL AMENITY

Policies 32 and 33 of the HDPF sets out development principles for new development. They seek to promote development of high quality and inclusive design for all development in the District, ensuring that it is complementary of the local distinctive character and heritage integrating with their surroundings. Also, that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant, relates sympathetically with the surrounding built environment. This proposed new house complies with the relevant requirements of this policy, as follows:

- It makes efficient use of land, whilst respecting constraints, such as proximity of existing housing (Principle 1);
- Its design ensures that there is no harm to the amenity of occupiers of nearby properties, such as overlooking or over-development (Principle 2);
- Its scale, massing and appearance would be of high quality design and layout, and in sympathy with the built surroundings (Principle 3);
- It would be locally distinctive in character, with its elevations being compatible and complimentary to the existing housing terrace (Principle 4);
- The materials, finishes, and landscaping of the gardens would be of high quality (Principle 5);
- All existing natural features on the site (existing front trees, hedgerows and plants) would be retained, and enhanced (Principle 6);
- The orientation of the new house would gain maximum benefit from sunlight, consistent with the adjoining houses in the terrace (Principle 7).

The Planning Report confirms that this planning application is compliant with these principles. In particular it states:

'The application site benefits from a larger garden compared to the neighbouring properties to the north, with the additional land currently accommodating a single storey side extension. While the proposed dwelling would project up to the southern boundary of the site, the siting, form and design of the new dwelling would reflect the remainder of the terrace row. The presence of a single storey side projection (up to the boundary of the site) would allow for a semblance of openness to be retained around the dwelling / terrace, with this considered sufficient to ensure the dwelling did not appear cramped in views from adjoining properties and land.'

The Report further states:

'Although the resultant rear garden size would be smaller than the adjacent property, due to the shape of the rear garden being triangular, the width of the plot is adequate to provide a new dwelling and this is a common pattern of development in this residential area, where the mostly terraced houses fill the width of their plots. The extent of the plot coverage is not therefore considered to be visually harmful and would not be out of keeping with the surrounding area.'

Regarding the impact on neighbouring amenity, the Planning Report also confirm that this application is planning policy compliant. It states that it:

'does not cause unacceptable harm to the amenity of the occupiers / users of nearby properties and land. The proposal would create a new end of terrace dwelling within the building lines broadly reflecting that which is to the north of the site. It is considered that this arrangement and the resulting relationship with adjoining properties and land would be sufficient to prevent any unacceptable loss of light or outlook.'

The Planning Report also confirms that the new property itself would provide an acceptable standard of accommodation. In addition, its 'end of terrace' location provides good private amenity open space, especially with the enclosed nature of the front garden.

Policy 41 requires new housing to have adequate car parking. The car parking for this new house would be accommodated within the large communal car parking area in this part of Broadwood Close. This approach would be consistent with the other houses in this Close. The Car Parking Survey submitted with this planning application shows that spaces are available in the communal parking area to accommodate the parking requirement for this new dwelling. The Planning Report on the previous application confirmed compliance with this Policy, stating:

'No overall objections are raised by WSCC Highways...as such, the proposals are considered acceptable on highways safety, and transport and parking grounds.'

Draft Horsham District Local Plan 2023-40 (Regulation 19)

This emerging Local Plan embraces the relevant aims, objectives, and housing policies of the adopted Horsham District Planning Framework. This proposed new house is compliant with these.

This draft plan complements the adopted HDPF, by identifying a strong need for 2-bedroom houses. Paragraph 10.30 and Table 9 of this Draft Plan states that there is a strategic requirement for approximately 30% of new 'open market' housing to be 2-bedroom homes. The Plan also requires that such new housing should be in keeping with the character and density of the neighbourhood. These requirements have all been addressed with this proposed new house.

Conclusions

This Planning Supporting Statement has addressed both the national and local planning policy requirements and advice which are relevant for this proposed new house. The details of the proposal are to be read in conjunction with the submitted plans, elevations, application forms and related documentation. All of the key planning issues have been addressed in relation to the adopted and emerging planning policies, and it is submitted that they demonstrate that this proposed planning application for a 2-bedroom terraced house would be fully policy compliant.

