

Rev: #  
Ref: JA/das/25296

## **Planning, Design and Access Statement**

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For the:

**The Erection of a Domestic Greenhouse**

at:

**Roffeyhurst Cottage, Forest Road, Horsham, RH12 4HL**

## DOCUMENT CONTROL

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Project: Roffeyhurst Cottage, Horsham – Erection of a Greenhouse  
Job Number: 25296  
Document: Design and Access Statement  
Client: Mr Howard Wilder  
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## **1. INTRODUCTION**

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- 1.01 This Design and Access Statement (DAS) has been prepared to support the householder planning application for the erection of a domestic Greenhouse at Roffeyhurst Cottage, Forest Road, Horsham.
- 1.02 This DAS sets out the detail and considerations relevant to a planning application for the proposed greenhouse. The DAS aims to inform the reader of principle planning policy considerations in the context of the development and demonstrates the acceptability of the proposals.
- 1.03 This statement should be read in conjunction with the following drawings and reports.
- 1.03.1 Architectural documents by Nye Saunders Chartered Architects:
- a. 25296 – E01 – Location Plan
  - b. 25296 – P02 – Proposed Block Plan
  - c. 25296 – P100 – Proposed Ground and Roof Plan
  - d. 25296 – P110 – Proposed Elevations
- 1.04 The application site is located on the east edge of the Horsham settlement and falls within High Weald National Landscape.

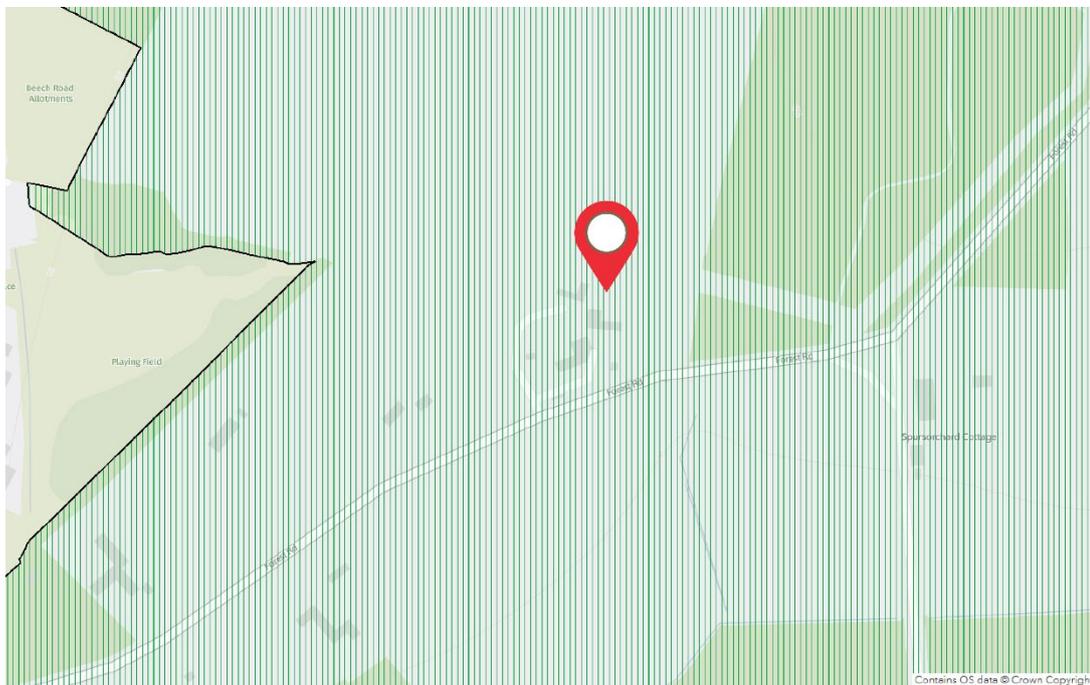
## 2. SITE CONTEXT

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**Site Address:** Roffeyhurst Cottage,  
Forest Road,  
Horsham  
RH12 4HL

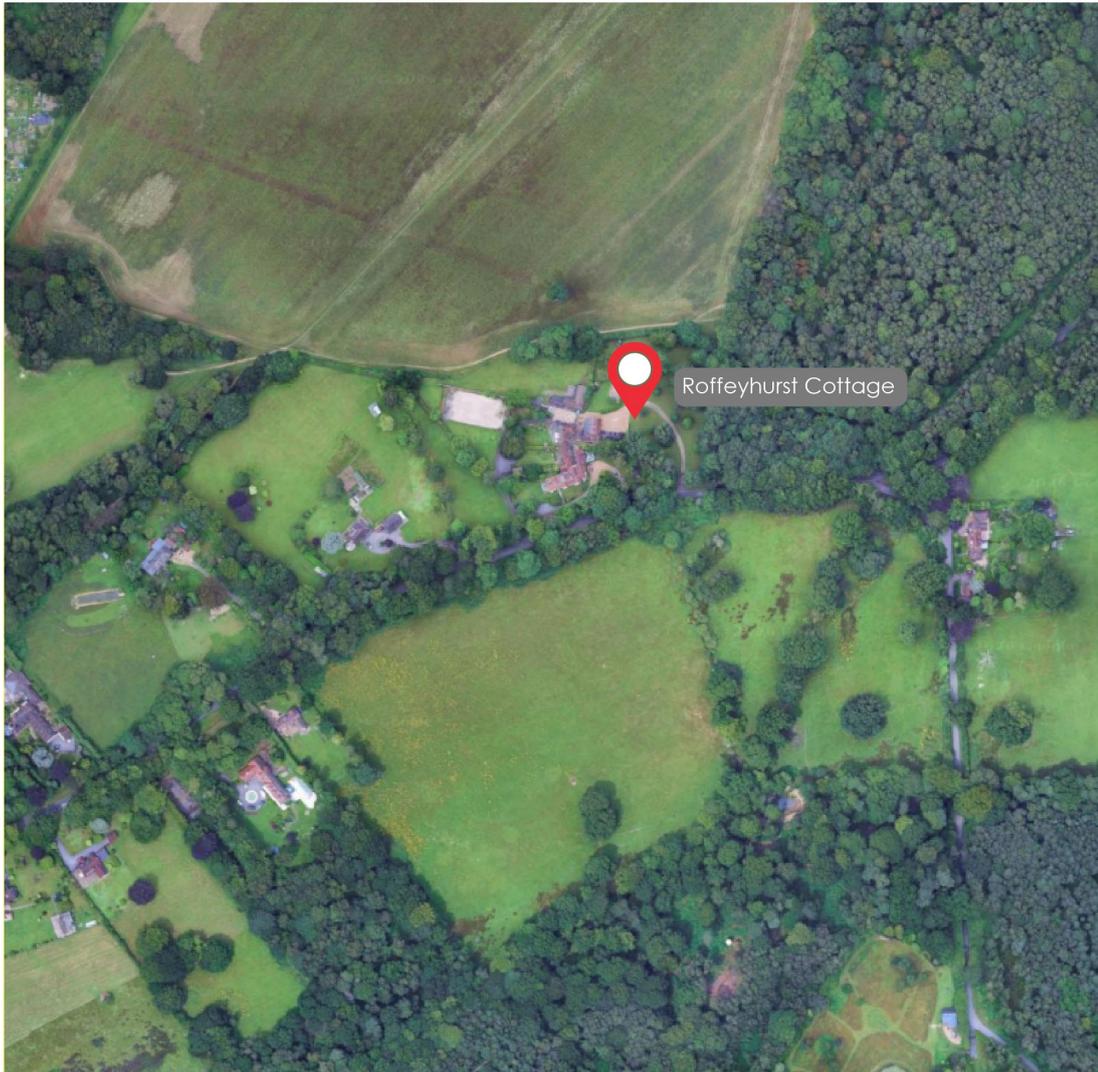
**Local Authority:** Horsham District Council

- 2.01 The site is located to the northeast of Horsham on the outskirts of the settlement within the North Horsham Parish. The site is situated within the High Weald National Landscape as outlined in figure 1.



**Figure 1:** Horsham Local Plan Mapping Tool – National Landscape.

- 2.02 The site measures 0.7 Hectares.
- 2.03 The site has an existing access which serves the host dwelling off Forest Road. No additional access is proposed.



**Figure 2** Site Location (Google Earth)

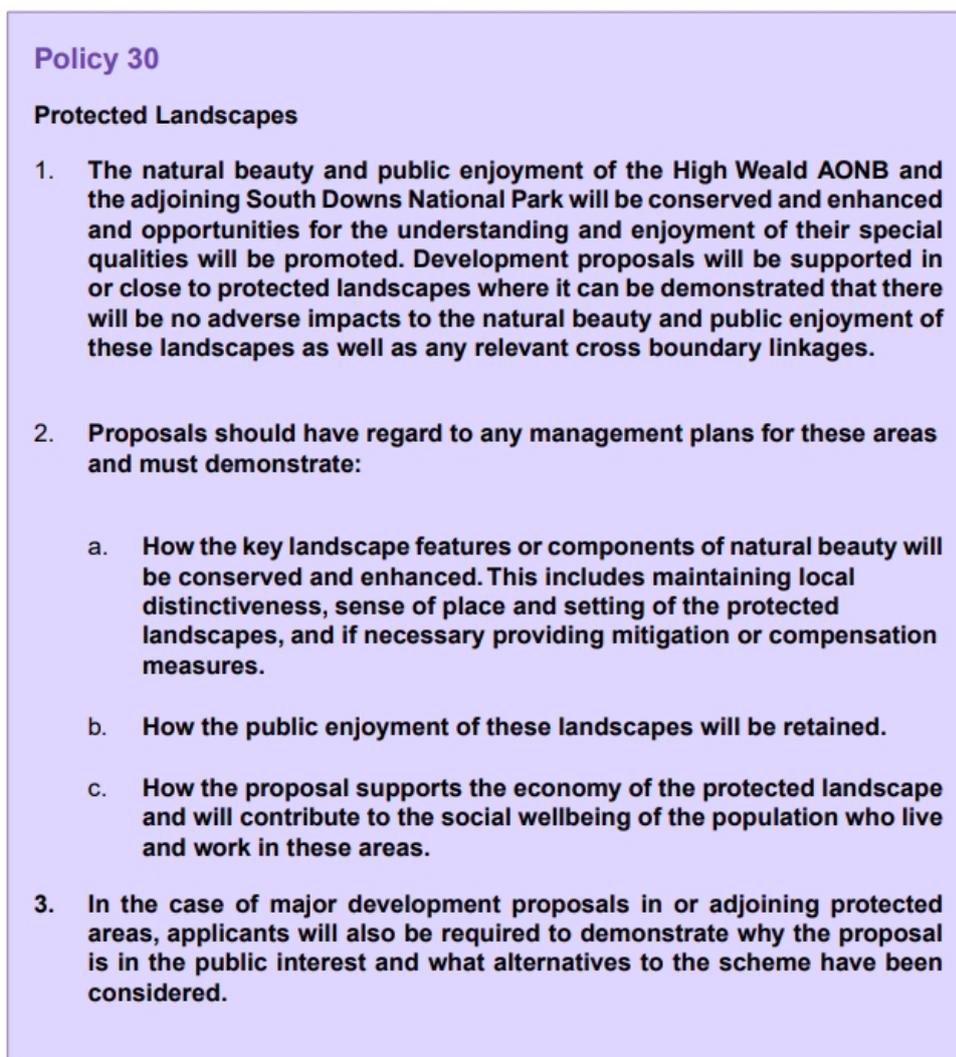
### 3. RELEVANT PLANNING POLICY

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3.01 Horsham District Local Plan – Policy 30: Protected Landscapes

3.02 The application site lies within the High Weald National Landscape (formerly AONB), a nationally protected landscape. Policy 30 of the Horsham District Local Plan requires development proposals within protected landscapes to conserve and enhance natural beauty and public enjoyment, while ensuring no adverse impacts arise from development.

3.03

A light purple rectangular box containing the text of Policy 30 from the Horsham District Council Local Plan. The text is in a dark purple font. The title 'Policy 30' is at the top left, followed by the sub-title 'Protected Landscapes'. Below this is a numbered list of three main points, with the second point having three sub-points (a, b, c).

**Policy 30**

**Protected Landscapes**

1. **The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.**
2. **Proposals should have regard to any management plans for these areas and must demonstrate:**
  - a. **How the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures.**
  - b. **How the public enjoyment of these landscapes will be retained.**
  - c. **How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.**
3. **In the case of major development proposals in or adjoining protected areas, applicants will also be required to demonstrate why the proposal is in the public interest and what alternatives to the scheme have been considered.**

*Figure 3 Policy 30 from Horsham District Council Local Plan*

3.04 The proposed greenhouse is a minor, domestic outbuilding, ancillary to the existing residential dwelling and does not constitute major development as

defined under Policy 30(3). As such, the public interest and alternatives test is not applicable.

3.05 The proposal complies with Policy 30 as follows:

3.05.1. Policy 30.1 – Conservation of Natural Beauty and Public Enjoyment

The greenhouse is confined within the rear garden of the property and will not affect the wider landscape character or public enjoyment of the High Weald National Landscape.

3.05.2. Policy 30.2(a) – Landscape Character and Local Distinctiveness

The entire garden will remain domestic and private, with no extension of the residential curtilage into the surrounding countryside. The greenhouse, at 3.7m in height, is proportionate to a typical domestic structure and subordinate to the host dwelling. Existing boundary vegetation will be retained to conserve local distinctiveness, sense of place, and the enclosed landscape pattern characteristic of the High Weald.

3.05.3. Policy 30.2(b) – Retention of Public Enjoyment

Public vantage points are limited to Forest Road (a vehicular route without pavements) and a public right of way approx. 160m northwest of the proposal site (see figure , which lies outside the ownership and is separated by a hedge). Due to the site's enclosure and boundary screening, the greenhouse will be largely imperceptible from the public realm, ensuring public enjoyment of the protected landscape is retained.

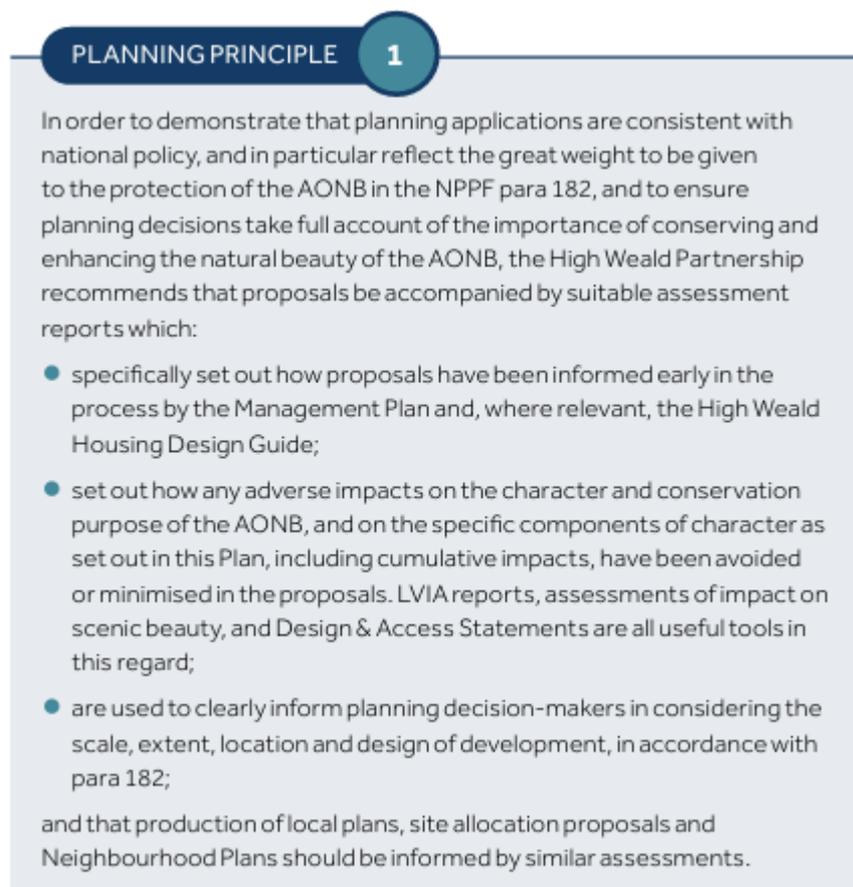


**Figure 4** Public Right of way in relation to proposed site from West Sussex County Council Public Rights of way iMap

#### 3.05.4. Policy 30.2(c) – Social Wellbeing

The greenhouse supports domestic horticulture, encouraging sustainable living and wellbeing consistent with residential use in a rural landscape.

#### 3.06 High Weald Management Plan – Planning Principle 1:



**PLANNING PRINCIPLE 1**

In order to demonstrate that planning applications are consistent with national policy, and in particular reflect the great weight to be given to the protection of the AONB in the NPPF para 182, and to ensure planning decisions take full account of the importance of conserving and enhancing the natural beauty of the AONB, the High Weald Partnership recommends that proposals be accompanied by suitable assessment reports which:

- specifically set out how proposals have been informed early in the process by the Management Plan and, where relevant, the High Weald Housing Design Guide;
- set out how any adverse impacts on the character and conservation purpose of the AONB, and on the specific components of character as set out in this Plan, including cumulative impacts, have been avoided or minimised in the proposals. LVIA reports, assessments of impact on scenic beauty, and Design & Access Statements are all useful tools in this regard;
- are used to clearly inform planning decision-makers in considering the scale, extent, location and design of development, in accordance with para 182;

and that production of local plans, site allocation proposals and Neighbourhood Plans should be informed by similar assessments.

**Figure 5** Planning Principle 1 - High Weald Management Plan

3.07 In accordance with Planning Principle 1 of the High Weald National Landscape Management Plan 2024–2029, the proposal demonstrates how any potential impacts on the character, scenic beauty, and conservation purpose of the National Landscape have been avoided or minimised through design and siting.

3.08 Mitigating the effects on the local landscape has been achieved through the following measures:

- 3.08.1. The greenhouse is confined entirely within the existing domestic rear garden, which will remain private and domestic in character, avoiding any encroachment into the wider landscape.
  - 3.08.2. The siting of the structure towards the rear of the property, combined with retained boundary hedging, provides effective screening from public viewpoints, minimising visual impact.
  - 3.08.3. The modest scale of the greenhouse, with a maximum height of 3.7 metres, ensures it remains subordinate to the host dwelling and reads as a typical domestic garden structure.
  - 3.08.4. Potential effects on scenic beauty and landscape character have been mitigated by selecting a lightweight appearance and glazed facades reducing visual mass and prominence within the setting.
  - 3.08.5. Public enjoyment of the High Weald National Landscape is retained, as views from Forest Road and the nearby public right of way are limited, and unlikely to be affected.
- 3.09 Through these measures, the proposal meets the Management Plan's expectation for proportionate assessment and demonstrates that adverse effects on the High Weald National Landscape have been avoided or appropriately mitigated, in full accordance with Planning Principle 1.
- 3.10 There are no national or local planning policies that preclude the erection of domestic outbuildings in principle. If the greenhouse were located within 20 metres of the northern (rear) elevation of the dwelling, it would constitute permitted development under Schedule 2, Part 1, Class E of the GPDO. However, due to the specific layout of the dwelling and its curtilage, the land immediately to the rear of the house (on the side away from the road) forms the entrance forecourt and is therefore not a practical or appropriate location for a greenhouse. As a result, the proposed greenhouse is sited further from the dwelling, within the established garden area where it can function appropriately without affecting access or the setting of the house.

## **4. DESCRIPTION OF DEVELOPMENT & DESIGN**

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4.01 This planning application proposes the erection a greenhouse within the curtilage of Roffeyhurst Cottage, north of the main house.

4.02 The description of development is for:

*Erection of a Domestic Greenhouse.*

4.03 The proposed use would be an outbuilding used as a Greenhouse for the purposes of growing fruit and vegetables and other plants by the applicant.

4.04 The grounds will continue to be a private domestic garden.

### Scale

4.05 The proposed greenhouse is 3.7m in height.

4.06 The Gross External Area (GEA) of the proposal measures 34.5 sqm.

### Appearance

4.07 The proposed greenhouse is a traditional Victorian-style glasshouse design with a pitched glass roof and a modest projecting entrance porch.

4.08 The greenhouse incorporates a red brick base wall with an aluminium alloy frame with a powder-coated finish forming the structure, infilled with safety glass glazing.

4.09 Decorative detailing includes cast aluminium ridge elements, including crests and finials, along the main roof pitch and over the porched entrance, establishing the greenhouse's classic horticultural aesthetic.

## **5. ACCESS**

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5.01 Access to the site will be available via Forest Road and the private entrance of Roffeyhurst Cottage.

## **6. CONCLUSION**

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- 6.01 The proposed greenhouse is an appropriate and proportionate form of minor domestic development which, through its discreet siting within the existing residential curtilage, modest scale, traditional horticultural design, and effective existing boundary screening, will preserve the landscape character, scenic beauty, and public enjoyment of the High Weald National Landscape.

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