



APPLICATIONS & APPEALS SERVICES

LACKEYS

HOOKLANDS LANE

SHIPLEY

HORSHAM

RH13 8PX

**SUPPORTING PLANNING, HERITAGE & DESIGN
AND ACCESS STATEMENT**

FEBRUARY 2026



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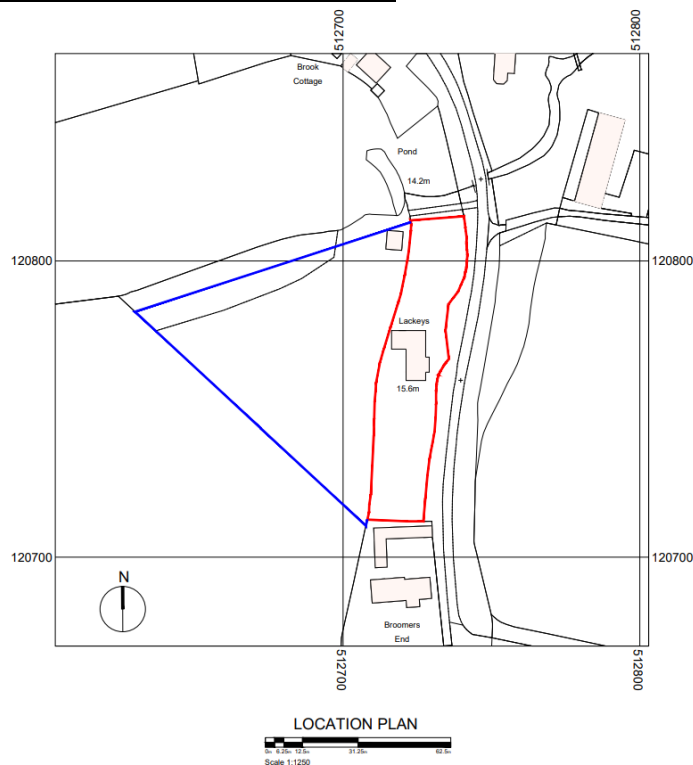
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1. INTRODUCTION

1.1 Planning permission is sought for a change of use application to extend the residential curtilage at Lackeys, Hooklands Lane, Shipley, Horsham, RH13 8PX.

Figure 1.1 - Site Location Plan



Source: Mark Alford Design (2026)

1.2 The details of the proposal will be described and appraised having regard to the following aspects:

- Physical Context – explains the physical context of the site and its surroundings;
- Planning Context – the planning history of the site and broad policy requirements;
- Use – the purpose of the proposed additional curtilage;
- Amount – the extent of change of use on the site;
- Scale – the physical size of the development;
- Layout – the relationship of the proposal to neighbouring properties;
- Landscape – impact of the proposal on the existing landscape;
- Access – access to the development and parking provision.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed change of use accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant planning permission.

2. PHYSICAL CONTEXT & PLANNING HISTORY

Physical Context

- 2.1 The application site is currently 2001m² and comprises the existing residential curtilage of Lackeys. The adjoining parcel of land to the west which is proposed to be incorporated into the lawful residential curtilage is 1921m². The site contains the newly built residential dwelling known as Lackeys and an existing residential annex located to the north (currently outside the residential curtilage).
- 2.2 The site is located on the western side of Hooklands Lane, Shipley approximately 6km south east of Billingshurst. It is bound by a combination of mature trees, hedgerows and established landscaping, which provide significant visual containment. Hooklands Lane runs along the eastern boundary of the site, with residential properties located further to the south. To the north of the site are further residential buildings and a pond, while the western boundary adjoins open land. These boundary features ensure that the site is visually well screened from neighbouring properties and the wider landscape.

- 2.3 Access to the site is taken from Hooklands Lane via the existing residential access serving Lackeys. No alterations to the existing access arrangements are proposed as part of this application.
- 2.4 The site is not subject to any environmental designations for its landscape value. Shipley Parish falls within the 12 km wider conservation area for The Mens Special Area of Conservation (SACs). It is also wholly located in Flood Zone 1. The application site contains some existing trees, none of which are covered by Tree Protection Orders.
- 2.5 Ariel photographs of the application site are provided overpage.



Source: The Applicant (2026)

Planning History

2.6 The following applications are the relevant planning history for Lackeys, Shipley:

- **DC/22/1013** - Demolition of existing dwelling and double garage and erection of a replacement two-storey dwelling. *Withdrawn on 30 September 2022.*
- **DC/22/1850** - Demolition of existing dwelling and double garage and erection of a replacement two-storey dwelling (Re-submission). *Approved 25 November 2022.*

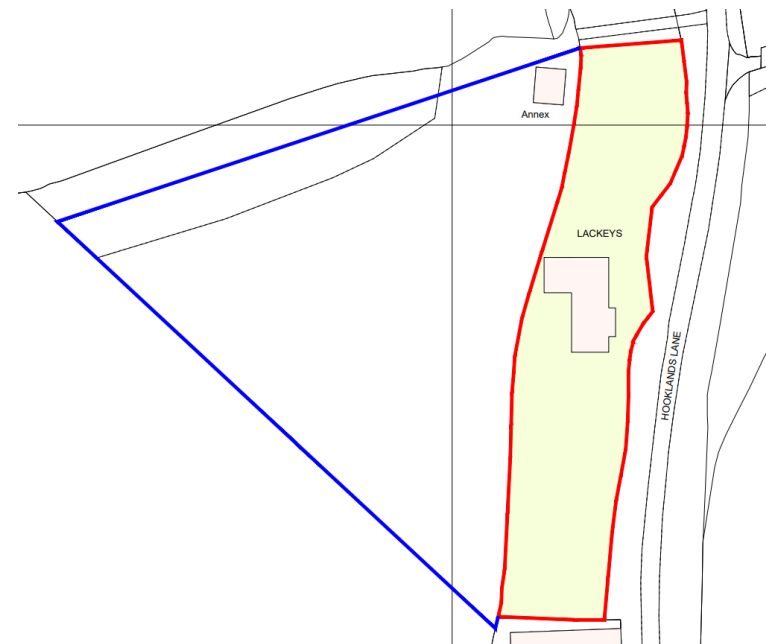
3. PROPOSAL

- 3.1 The proposal comprises an extension of the lawful residential curtilage of Lackeys to incorporate adjoining land to the west, which is in the ownership of the Applicant. The current area within the residential curtilage is 2001m², this is proposed to be increase to 3922m² as a result of the change of use application.
- 3.2 The dwelling at Lackeys was replaced approximately three years ago under planning permission ref: DC/22/1850. During that application, the residential curtilage was defined by a boundary line which did not accurately reflect the established use of the land and resulted in an existing outbuilding being shown outside the residential curtilage.
- 3.3 As a consequence, the approved dwelling is currently associated with a disproportionately limited area of residential curtilage. This application therefore seeks to regularise the lawful residential curtilage to more accurately reflect the established and functional use of the land in association with

the dwelling, thereby providing a proportionate and usable area of domestic curtilage.

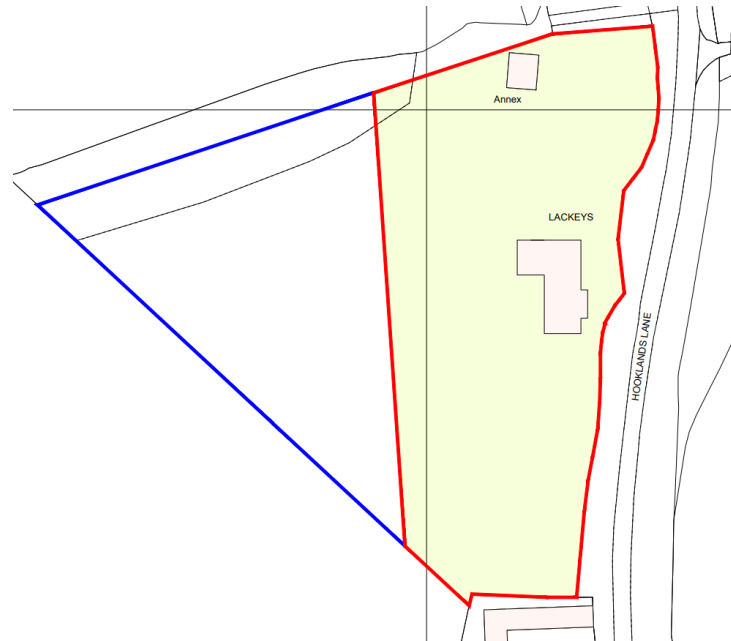
- 3.4 The triangular parcel of land shown edged blue on the proposed block plan would remain in open use and would not form part of the residential curtilage. No physical changes on the site are proposed.

Figure 3.1 – Existing Residential Curtilage



Source: Mark Alford Design (2026)

Figure 3.2 – Proposed Residential Curtilage



Source: Mark Alford Design (2026)

- 3.5 The extended curtilage would be contained within a well-defined and visually enclosed plot, bounded by existing mature trees and hedgerows. These landscape features would be retained to maintain the rural character of the site.

4. PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF) (December 2024)

Sustainable Development

- 4.1 The NPPF sets out the Government’s planning policies for England and Wales and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 4.2 Paragraph 2 of the NPPF sets out that ***‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements’.***

- 4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- a) ***‘an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
- b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and***

support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy'.

4.4 Paragraph 10 states ***'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 11).*** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

4.5 Paragraph 12 of the Framework states that ***'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a***

planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'.

Plan and Decision Making

4.6 Paragraph 34 requires local plans and spatial development strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In particular, 'Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the future'.

4.7 In terms of decision-making, the Framework states at paragraph 39 that ***'Local planning authorities should approach decisions on proposed development in a***

positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

Effective Use of Land

- 4.8 Paragraph 124 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.
- 4.9 Paragraph 125 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Furthermore, paragraph 128 sets out that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans where this would help to meet identified needs.

- 4.10 Paragraph 129 states that **'Planning policies and decisions should support development that makes efficient use of land.....'**

Countryside

- 4.11 Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural local environment by: (inter alia) **'recognising the intrinsic character and beauty of the countryside....'**

- 4.12 Paragraph 189 sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Biodiversity

- 4.13 Paragraph 192 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 193 states that

when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for. Development should not result in the loss of deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Horsham District Planning Framework (2015)

4.14 Local planning policy is contained within the Horsham District Planning Framework, November 2015 (HDPF). The following policies are relevant to the proposal:

- Policy 1: Sustainable Development
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity

Shingley Neighbourhood Plan (2020)

4.15 The Shingley Neighbourhood Plan was made in August 2020 and proposed to influence and guide development within the Parish over the plan period 2019-2031. There are no policies in this plan relevant to the proposal.

5. DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

The Principle of Development

- 5.1 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental (NPPF paragraph 8).
- 5.2 Paragraph 10 of the NPPF states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay’.***
- 5.3 HDPF Policy 1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. Therefore, planning applications

that accord with the policies of the HDPF will be approved without delay (unless material considerations indicate otherwise). Where there are no policies relevant to the application, or relevant policies are out of date, Policy 1 states that the:

‘Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- ***Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or***
- ***Specific policies in that Framework indicate that development should be restricted’.***

- 5.4 Paragraph 124 of the NPPF states that ***‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’.***

- 5.5 Policy 26 sets out that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development.
- 5.6 The proposal seeks to extend the residential curtilage and residential use of the land in association with Lackeys to provide a larger residential garden area. The extension of residential curtilage will form the western boundary of the property. The proposed extension would cause no impacts on the surrounding landscape or affect the character of the area.
- 5.7 The proposed extension of the residential curtilage would be proportionate in scale to the host dwelling at Lackeys and is commensurate with the size and character of the property. As illustrated on the submitted proposed block plan, the revised curtilage more accurately reflects the established use of the land in association with the dwelling.
- 5.8 The extended area would be used solely in connection with the existing residential use of Lackeys and would provide an appropriate level of domestic garden space for a detached dwelling in a countryside location.

- 5.9 The proposal would not result in a material intensification of activity or urbanisation of the surrounding countryside. Accordingly, the extension of the residential curtilage is considered acceptable in principle and meets the requirements of Policies 1 and 26 of the HDPF along with the NPPF.

Landscape Character

- 5.10 Policies 25, 31, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development.
- 5.11 Policy 25 sets out ***'The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development'***. Policy 31 further states that ***'development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.'***
- 5.12 Policy 33 sets out ***'In order to conserve and enhance the natural and built environment developments shall***

be required to: Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development’.

- 5.13 The proposed change of use of the land is directly related to the existing residential dwelling and would form a logical and well-contained extension to the established residential curtilage. The land to be incorporated lies immediately adjacent to the host dwelling and is enclosed by existing boundary vegetation, ensuring a clear and coherent relationship with the residential use.
- 5.14 The change of use of the identified land to ancillary residential curtilage would not result in any material harm to the landscape character or visual amenity of the area. No additional buildings, access arrangements or hardstanding are proposed as part of the application, and the land would be used solely for domestic purposes ancillary to the enjoyment of the dwelling.

- 5.15 The proposal would not give rise to a material increase in activity or an urbanising influence within the countryside. For these reasons, the proposed development is not considered to result in harm to landscape character or visual amenity and is therefore in accordance with Policies 25, 31 and 33 of the HDPF.

Amenity

- 5.16 Policy 32 states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.
- 5.17 The proposed change of use relates solely to land intended for incidental domestic use in association with the existing dwelling at Lackeys. The use of the land would remain residential in character and domestic in nature, and would not give rise to levels of noise, activity or disturbance beyond

those typically associated with a single dwelling in a rural location.

- 5.18 Accordingly, the proposal would not result in material harm to the amenities or sensitivities of neighbouring properties and is therefore considered to comply with Policies 32 and 33 of the HDPF.

Ecology

- 5.19 The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. HDPF Policy 32 sets out development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.
- 5.20 The proposal fully accords with the policy as it maintains the existing network of green infrastructure and does not result in the loss of any important landscape or ecological features. No physical changes are proposed. As such, all boundary hedgerows, trees and vegetated areas are retained in full and the requirements of Policy 32 along with the NPPF are met.

6. CONCLUSION

- 6.1 This Statement supports a planning application for a change of use application to extend the residential curtilage at Lackeys, Hooklands Lane, Shipley, Horsham, RH13 8PX.
- 6.2 The proposal accords with relevant local and national planning policies relating to development in the countryside, and the efficient use of land. The change of use is restricted to the area required to accommodate the outdoor amenity space associated with the existing Lackeys dwelling, which should have been included in the previous planning application (ref: DC/22/1850) to rebuild the existing dwelling on the site.
- 6.3 The proposed extension of curtilage still ensures the wider site remains undeveloped and therefore maintains the rural landscape character. This Statement further demonstrates that there are no implications in relation to amenity and ecology and all trees and landscaping will be retained.

- 6.4 Overall, it has been demonstrated that there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of providing the existing dwelling with sufficient residential curtilage which it currently lacks. The proposal represents a sustainable and proportionate form of development that respects its countryside context. Therefore, in accordance with paragraphs 11 and 39 of the NPPF and local planning policy planning permission should be granted for the sustainable development proposed.