STATEMENT OF CASE:

Site Address:

The Old Paddock
Leechpond Hill
Lower Beeding
West Sussex
Rh13 6NR

Planning Application Reference:

DC/25/0453

Description of Development:

Demolition of existing redundant stables and construction of detached garage and storage building with room in the roof space. Erection of two storey side extension.

Plans and documents sent to the LPA as part of the planning application:

- Drawing No. DENRA/2015/1 – Existing house floor plans and elevations.
- Drawing No. DENRA/2015/2 – Proposed two storey side extension.
- Drawing No. DENRA/2015/3 – Proposed detached garage and storage building with room in the roof space.
- Site layout plan 1:500
- Location plan 1:1250
- CIL Form 1.

Council's decision to refuse to permit the works specified:

The proposed detached garage, by virtue of its size, bulk, and massing, would represent an unduly dominant and incongruous addition to the site and locality which would be out of character with the existing dwelling and the wider surrounding area. The proposed detached garage would appear as a dominant addition that would lack subservience to the main dwelling and would result in an intrusive and overbearing addition within this context. The development would therefore detract from the visual amenities of the locality, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Analysis of the Council's decision:

With reference to the description of development, the main and only issue of the refusal decision is not the erection of the two storey side extension or the demolition of the existing stables, but the assumed size, bulk and massing of the detached garage and storage building.

To put matters into perspective, The overall context of the site must be assessed.

The existing house being The Old Paddock, with or without the proposed side extension has a height of 6.5m.

Lake View, the attached neighbouring house is 8.4m high thus already creating an existing dominant affect. (See Appendix A).

The proposed garage and storage building is designed in three different sized sections. The part nearest the existing house is 5.5m high, the middle section is 4.5m high with the rest of the building being the furthest from the existing house being 6m high. This demonstrates that the proposed garage and storage building is lower than the existing house and is therefore not dominant.

With reference to the site layout plan, you will see that the footprint of the proposed building is very much the same as the existing stables to be demolished and also near enough in the same position.

Regarding the visual amenities of the locality, with reference to Appendix B, you will see a photograph of an identical building. This demonstrates that the design based on a traditional countryside rural building would be visually acceptable in its location.

Appendix A: Attached neighbouring property Lake View



Appendix B: View of existing near identical building on another site

