

Design and Access Statement

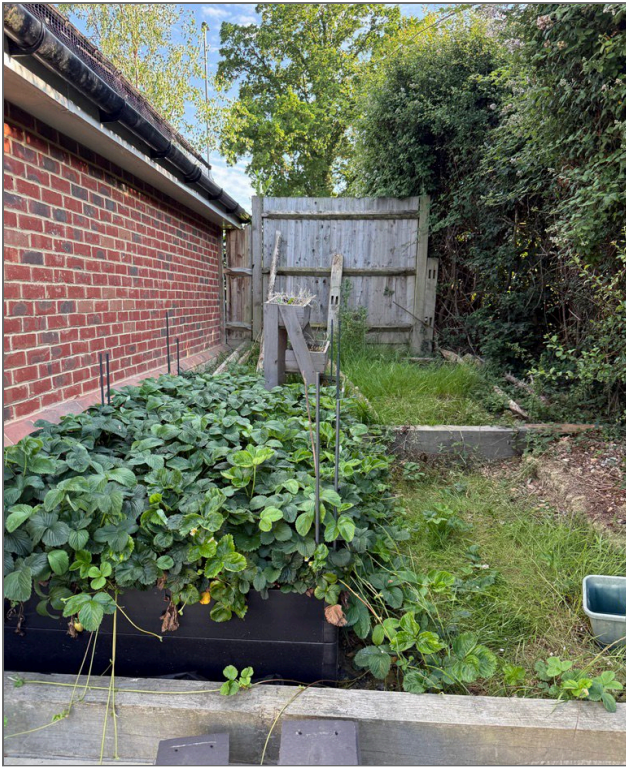
Proposed Garden Building (Home Office)

7 Truelove Gardens, Billingshurst, West Sussex, RH14 9ZR

Introduction	This statement has been prepared to describe the rationale behind the design of a proposed detached garden building, to be used as a home office, in the rear garden of 7 Truelove Gardens, Billingshurst. The property comprises a two-storey detached dwellinghouse on the Hammond's Mill (Amblehurst Green) development. The house fronts Truelove Gardens, and the rear garden backs onto a landscaped verge and public footpath alongside Coneyhurst Road. The proposed building requires planning permission solely because permitted development rights under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 were removed by Condition 15 of the reserved-matters consent DC/17/0079 (Devine Homes, approved 25 May 2017), which removed Classes A-E across the development. It is worth noting that, were it not for that condition, the proposed building would be permitted development. The house is not listed and the property is not located within a Conservation Area.
Use	The building is for the owner's private use as a home office, such use being incidental to the enjoyment of the dwellinghouse.
Amount	The footprint of the building is 2.3 m x 1.9 m (the "Jay" small office supplied by Bakers Garden Buildings).
Layout	The building is positioned towards the rear of the garden, in the gap between the flank wall of the existing garage and the side/rear boundary, set behind the rear elevation of the house. It occupies an area of rough grass and an existing raised planting bed (currently used for strawberries). The roof slopes away from the garage and there is no overhang over the boundary.
Scale	The maximum height of the building does not exceed 2.5 m. It is single-storey and of modest size, and is considered acceptable in the context of the plot.
Landscaping	The rear garden is enclosed by 1.8 m high close-boarded timber fencing, with established hedging and shrubs along the boundary adjoining Coneyhurst Road. The rear boundary adjoins a landscaped verge and public footpath (maintained by the estate management company), rather than a neighbouring garden.

Landscaping	The existing fence and dense boundary planting substantially screen the building. Being single-storey and under 2.5 m high, it sits largely below the fence and hedge line, and its black (recessive) finish further limits visibility from the public realm. No trees are affected by the proposal. The nearest tree stands in the landscaped verge beyond the rear boundary, outside the application site, and is retained; no tree removal, pruning, or other tree works are proposed.
Appearance	The front wall is clad in "V-100 MTX" cladding and the remaining walls in painted cement-board cladding, all in black (RAL 9005 "Jet Black"); fascias in "V-100 MTX" in black (RAL 9005). Door and window frames are black (RAL 9005) PVCu. The roof is covered with EPDM rubber membrane.
Access	The building is reached by a path to the side of the existing raised planting bed; access to the building is via a small step at the front. The door opens outwards.
Foundations	To minimise soil compaction, the building uses discrete concrete pad foundations (see the General Arrangement drawing, TGO-P-001). Pad foundation holes are lined with polythene prior to concreting.
Rainwater	Rainwater from the roof is directed to a small soakaway/permeable garden area within the rear garden. No rainwater will be discharged to adjoining land, the public footpath, Coneyhurst Road, or the highway.
Planning Justification	The proposal is a modest, single-storey, detached garden building, sited behind the house and subordinate to the dwelling. It sits comfortably within the enclosed rear garden against the flank of the garage. Although the rear boundary adjoins the footpath and verge alongside Coneyhurst Road, the building would be substantially screened by the existing close-boarded fence, boundary hedging and the planted verge; at under 2.5 m in height with a recessive black finish it would not appear prominent in the street scene. As the rear boundary adjoins a public highway rather than a neighbouring garden, and the building is sited away from neighbouring habitable windows, there would be no material harm to neighbouring amenity. The development accords with Horsham District Planning Framework policies 32 and 33. There is a directly comparable local precedent nearby in Billingshurst: Horsham District Council granted planning permission (ref DC/19/2422, decision dated 29 January 2020) for the erection of a detached summerhouse in the rear garden of 6 Windmill Place, Billingshurst, RH14 9GT - a modest detached garden building of similar scale.

Site Photographs



View into the garden showing the proposed location (raised strawberry bed and rough grass alongside the garage flank wall).



View from the Coneyhurst Road footpath toward the proposed location, showing the existing close-boarded fence, boundary hedge and planted verge that screen the site.