DMA
BUILDING DESIGNS

PLANNING STATEMENT

Retrospective Application for Amendments to Approved Building and Retention of Boundary Fence

White Croft
Woodland Lane
Colgate
Horsham
West Sussex
RH13 6HU

Introduction

This Planning Statement has been prepared in support of a retrospective planning application at White Croft, Woodland Lane, Colgate, Horsham. The application follows contact from the Local Planning Authority Planning Enforcement Team regarding works undertaken during implementation of an approved scheme for the repositioning and erection of a storage building within the site. The applicant wishes to regularise those elements of the development that differ from the previously approved drawings and to clarify certain matters identified within the enforcement correspondence.

Site and Surroundings

White Croft occupies a plot fronting Woodland Lane within the parish of Colgate. The surrounding area is characterised by a mixture of residential properties, outbuildings, domestic boundary treatments, mature vegetation and areas of open countryside.

Planning History

Planning permission was previously granted for the repositioning and erection of a steel-framed storage building clad externally in profiled sheet materials. During construction, the applicant elected to replace sections of the proposed metal wall cladding with timber finishes to create a softer and more sympathetic appearance within the rural environment.

Description of Development

The development comprises timber cladding to parts of the approved building, clarification regarding existing roof lights, and retention of a section of 1.8m high close-boarded fencing with concrete posts on part of the south-eastern boundary. The fence is set more than 2 meters back from Woodland Lane.



Planning Assessment

The introduction of timber cladding improves the visual appearance of the approved building and assists its integration within the rural setting. The roof lights referenced by Enforcement were present on the building and visible within photographs submitted as part of the original application. The fence provides privacy and security and, given its setback from the lane, does not create unacceptable visual or highway safety impacts. We have shown the fence in the drawings to address concerns even though it is not a planning issue.

Planning Balance

The changes undertaken are modest in nature and relate principally to external materials rather than scale, footprint or use. The development causes no material harm to residential amenity, local character or highway safety.

Conclusion

The retrospective application seeks to regularise minor amendments undertaken during implementation of an approved development. The timber cladding provides a more sympathetic external finish, the roof lights do not represent a material new addition, and the boundary fence functions as an appropriate domestic enclosure. Planning permission is respectfully requested.



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