PLANNING, DESIGN AND ACCESS STATEMENT

FOR THE ERECTION OF A DOMESTIC TIMBER GADEN SHED AND GAZEBO

AT

4 THE GRANGE
GHYLL HOUSE FARM
COPSALE
HORSHAM
RH13 6QW

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1. INTRODUCTION

1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006, and the National Planning Policy Framework and relevant planning practice guidance.

1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.

1.3 Philip Plant is the Managing Director of Mid West Planning Limited established in 2010, and is a former employee of ADAS and Acorus Rural Property Services. Mid West Planning Ltd. provides rural planning advice to both applicants and Local Planning Authorities.

1.4 This report and planning application have been prepared following the instruction of Mr and Mrs Palmer, 4 The Grange, Ghyll House Farm, Copsale, following the receipt of a letter from Horsham District Council which concerns the alleged erection of garden structures without planning permission, reference EN/24/0258.

1.5 This application is for the erection of a timber garden shed and a timber garden gazebo (retrospective) within the curtilage of the dwelling house, number 4 The Grange.

Location of Site and Background Information

1.6 4 The Grange is a large, detached dwelling. The property is recently built development and forms a small group of six houses to the north of Ghyll House Farm. Number 4 The Grange, Ghyll House Farm is located outside of a defined built-up area in open countryside on the east side of the A24, approximately one mile east of Southwater.

2. USE

2.1 4 The Grange is used as a dwelling house by the applicants. The house benefits from gardens front and rear and driveway and parking to the front of the property.

2.2 The property is approached from a private access which leads down to the properties from the public highway, Broadwater Lane.

The Proposed Development Use

2.3 The proposal is to erect a timber garden shed and timber garden gazebo (retrospective) within the domestic curtilage of number 4 The Grange.



Plate One: Proposed Garden Gazebo



Plate Two: Rainwater harvesting from Gazebo



Plate Three: Proposed Garden Shed with rainwater harvesting

3. AMOUNT & SCALE

Gazebo

3.1 The timber gazebo will measure 3050mm x 3050mm, have a footprint of 6.1m^2.

3.2 The maximum height to ridge is 3135mm

Shed

3.3 The timber shed will measure 4270 x 2440

3.4 The maximum height to ridge will be 2350mm

4. LAYOUT

4.1 The proposed shed will be located to the rear of the property, 2.5m away from the closest (northern) boundary.

4.3 The proposed gazebo will be located to the rear of the property, 2.4 metres from the closest (southern) boundary.



Figure One: - Extract from site Plan PL03 A4 Site plan showing general arrangement, including the position of the proposed development

5. LANDSCAPING

5.1 A landscaping scheme has not been submitted as part of the planning application because the erection of the proposed garden structures are modest in scale, and sited within the curtilage of the dwelling house. The site and proposals will be screened from the public realm by existing boundary treatments and trees and hedges, therefore further planting is not considered to be necessary. The recently implemented landscaping scheme at the Gyhll House Farm development will mature over time and further screen the proposals.

6. APPEARANCE

6.1 The proposed shed has a mono-pitch felt covered roof with timber cladding and timber framed windows and doors. The timber has been chosen to match the house cladding to be completely in keeping with the site and surrounding houses at The Grange, Ghyll House Farm. The timber has been allowed to weather naturally to a silver/grey. Plate two above shows the appearance of the shed.

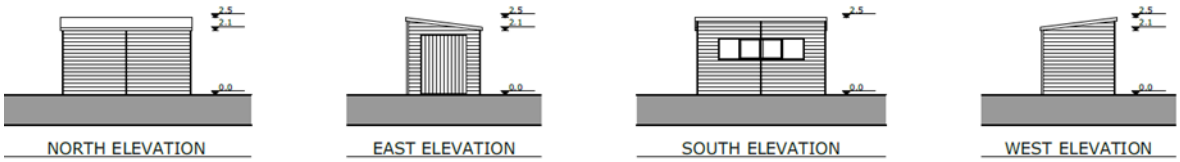


Figure Two: Proposed garden shed

6.2 The proposed gazebo has an interlocking polyester tiled felt roof with timber cladding and timber framed windows and doors. The timber has been chosen to match the house cladding to be completely in keeping with the site and surrounding houses at The Grange, Ghyll House Farm. The timber has been allowed to weather naturally to a silver/grey. Plates one and two above shows the proposed appearance of the gazebo.

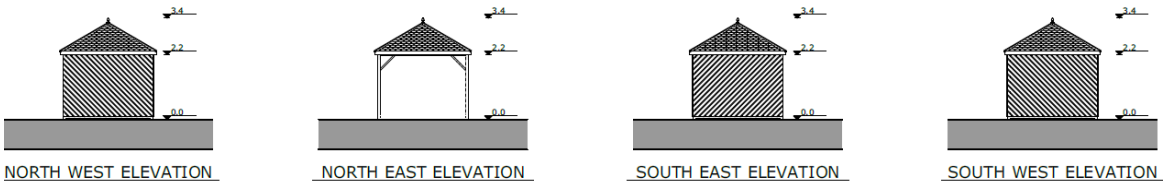


Figure Three: Proposed Gazebo

7. ACCESS & PARKING PROVISION

7.1 The proposals will not result in additional traffic generation, or changes to the layout of the access arrangements, and therefore the proposals would not adversely affect highway safety.

8. PLANNING POLICY CONSIDERATIONS

Planning Policy Context

8.1 The National Planning Policy Framework (NPPF) was introduced in March 2012 and last updated in December 2023, to replace Planning Policy Statements, Planning Policy Guidance Notes, Circulars and Letters to the Chief Planning Officer. The National Planning Policy Framework replaced around one thousand pages of national planning policy with around fifty, putting the emphasis on achieving sustainable development.

8.2 The main direction in National policy through the introduction of the NPPF in 2012 is the presumption in favour of the granting of planning consent for sustainable development. The 2023 review of the Framework continues at section 2 with this presumption and confirms the three overarching objectives, which are interdependent; economic, social and environmental objectives.

8.3 Section 12 of the 2021 Framework seeks to secure good design as a fundamental part of the overarching sustainable development objective.

8.4 Section 15. Conserving and enhancing the natural environment ensures that development does not have an unacceptable adverse effect on the environment, and "providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

8.5 Local Planning Policy Context – Horsham District Planning Framework (2015):

Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:

8.6 Nuthurst Parish Neighbourhood Plan. Of relevance to this application is Policy 10, Housing Design.
Nuthurst Parish Design Statement

Response to Planning Policies

8.7 This application for very minor domestic garden buildings has proved necessary through the removal of permitted development rights class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) order 2008, through condition 25 of the original planning consent for number 4 The Grange, Gyhll House Farm DC/12/0778.

8.8 The proposals represent sustainable development through the provision of two modest sustainable timber garden buildings at number 4 The Grange. The shed will provide storage space for domestic garden tools and the gazebo will provide a pleasant place to sit in the garden and to store garden furniture and will improve the residential amenity for Mr and Mrs Palmer.

8.10 In accordance with Policy 32, the proposals do contribute positively to the character of the property, and to the area through the use of appropriate materials and through the erection of the simple timber domestic outbuildings. The design of the proposals, with simple timber frame construction harmonise with the oak framed dwelling house in this rural location and will harmonise and match and complement the host dwelling.

8.11 The proposals do not conflict with the objectives of policies Policy 25, 32 and 33. The proposals respond positively to the surrounding area by using sympathetic materials to number 4 The Grange. The choice of materials, being traditional and natural and with finishes in keeping with the house and landscaped garden will ensure the proposal is appropriate in the context of the rural area.

8.12 The residential and visual amenity of the neighbouring occupiers will not be adversely affected by the proposed development. The modest timber domestic garden buildings with a maximum ridge height of 3.1m will not cause neighbours to suffer any loss of light or privacy and this will ensure that the built form will not be overbearing or visually intrusive to the nearest neighbours.

8.13 The design and scale of the modest single storey proposals will ensure that they remain subservient to the existing dwelling and will not overwhelm, or compromise the original irregular form of the dwelling house. The application is one of six number oak framed houses designed by the oak framing specialist Oakwrights Country Buildings Ltd. Building materials at the site comprise green oak framing, horizontally fixed timber cladding, red brick chimney and plinth detail, red clay roof tiles and white rendered exterior walls. These proposals for modest timber domestic garden buildings are appropriate in this location and will not be visually jarring.

8.14 4 The Grange lies in the High Weald National Character Area. '*The High Weald National Character Area (NCA) encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural*

Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.'

8.15 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles also help to inform choices about how land is managed and can change. The timber garden buildings will maintain the appearance of the application site to be in keeping with the character of the countryside within the High Weald Landscape Area and are in line with Policies 25 and 26. No trees or hedgerows will be affected by the proposals.

8.16 The proposals are considered to respect the character of 4 The Grange through the choice of modest timber garden buildings which harmonise with the host dwelling and concur with the Nuthurst Parish Design Statement.

9. CONCLUDING COMMENTS

9.1 The proposals will improve the residential amenity for the occupiers by providing them with a domestic garden storage and seating areas.

9.2 The modest proposals will have no significant negative impact on the landscape or the residential amenity of neighbouring properties.

9.3 The use of the high-quality timber materials as proposed, are considered appropriate at Number 4 The Grange which is located in open countryside in the High Weald.

9.4 Overall, it is considered that the proposal accords with national and local planning policy objectives of sustainable development, protection of the environment and the principles of good design.

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