



Planning Statement

Replacement of Existing Open Carport with Enclosed Garage and Store

Site Address:

10 Nightingale Road
Horsham
RH12 2NW

1. Introduction

This Planning Statement has been prepared in support of a planning application for the replacement of an existing open-sided carport with an enclosed garage and store at 10 Nightingale Road, Horsham, RH12 2NW.

The application site forms part of the operational premises of Askari Aeroparts Ltd, an established business operating from offices adjacent to the proposed development.

The proposal seeks to replace an existing open carport that has fallen into disrepair with a new enclosed garage and store. The replacement structure will occupy the same location and serve the same operational function, whilst providing improved security, storage capacity, functionality and visual appearance.

2. Site Context

The application site is located within the built-up area of Horsham and forms part of the established commercial premises occupied by Askari Aeroparts Ltd.

The existing carport is situated immediately adjacent to the company's office building and is currently used for vehicle parking and business-related storage. The structure has deteriorated over time and is no longer considered fit for purpose. Its open-sided nature limits its usefulness and provides little protection for company vehicles, equipment and materials.

The proposed development will replace the existing structure with a modern enclosed garage and store that better meets the operational requirements of the business.

3. Need for the Development

The proposal is driven by the operational needs of Askari Aeroparts Ltd and the poor condition of the existing structure.

The existing carport requires replacement due to its age and condition. The proposed development will provide a secure and durable building that is capable of serving the business for many years to come.

The new enclosed garage and store will:

- Provide secure accommodation for company vehicles.
- Provide additional secure storage for equipment, materials and business records.
- Protect stored items from weather damage.
- Improve the efficiency and day-to-day operation of the business.
- Reduce opportunities for unauthorised access, trespass and anti-social behaviour.
- Improve the appearance of the site through the replacement of an ageing structure with a well-designed and professionally finished building.
- Ensure the site remains well-maintained and suitable for continued commercial use.

The proposal therefore represents a practical improvement to an established employment site and supports the continued operation of a local business.

4. Description of the Proposal

Planning permission is sought for the demolition of the existing open carport and its replacement with an enclosed garage and store.

The proposed building will occupy the same position as the existing structure and will be of comparable scale and footprint.

The proposal does not involve any change of use, expansion of commercial operations, increase in staffing levels or intensification of activity on the site.

The building will continue to serve the existing business and will be used solely for vehicle parking and storage purposes ancillary to the operation of Askari Aeroparts Ltd.

5. Planning Policy Assessment

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) places significant emphasis on supporting economic growth and enabling businesses to invest, adapt and improve their facilities.

Paragraph 88 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt.

The proposal directly supports these objectives by providing improved operational facilities for an existing local employer. The replacement building will improve security, functionality and the overall quality of the site whilst generating no significant adverse impacts.

The proposal is therefore consistent with the economic growth objectives of the NPPF.

Horsham District Planning Framework

Policy 7 – Economic Growth

Policy 7 supports sustainable economic growth and investment within the District.

The proposed garage and store will support the ongoing operation of Askari Aeroparts Ltd by providing improved facilities for vehicle parking and storage. The development represents investment in an existing employment site and will contribute positively towards the continued operation and efficiency of the business.

The proposal therefore accords with Policy 7.

Policy 9 – Employment Development

Policy 9 seeks to support employment uses and ensure that employment sites remain viable and fit for purpose.

The proposal will improve the functionality of an established commercial site without altering its existing use. The development will assist the business in operating efficiently and maintaining appropriate facilities to support its activities.

The proposal is therefore consistent with the objectives of Policy 9.

Policy 33 – Development Principles

Policy 33 requires development to achieve a high standard of design and contribute positively to the character and quality of the built environment.

The proposed development will replace an ageing and deteriorating structure with a modern, well-constructed building that is visually superior to the existing carport.

The proposal will:

- Improve the appearance of the site.
- Enhance the quality of the built environment.
- Maintain an appropriate scale and form.
- Improve security and site management.
- Result in a well-maintained and attractive commercial premises.

The development therefore accords with the requirements of Policy 33.

6. Impact Assessment

Visual Impact

The proposed garage and store will improve the appearance of the site through the replacement of an ageing and deteriorating structure with a modern enclosed building of high-quality construction.

The proposal will contribute positively to the appearance of the commercial premises and will enhance the overall presentation of the site.

Neighbouring Amenity

The development replaces an existing structure occupying the same location and serving the same purpose.

The proposal will not result in any material increase in noise, disturbance, traffic generation or operational activity. Accordingly, no adverse impact upon neighbouring occupiers is anticipated.

Highway Safety and Parking

The proposal does not alter the access arrangements serving the site.

The building will continue to provide vehicle accommodation and storage associated with the existing business and will not adversely affect highway safety or parking provision.

7. Consultation

No formal pre-application advice was sought from Horsham District Council prior to the submission of this application.

Given the limited scale of the proposal and the fact that it involves the replacement of an existing structure within an established commercial site, no formal consultation was undertaken with statutory consultees or the wider community before submission.

The applicant remains willing to engage constructively with the Local Planning Authority should any further information be required during the determination of the application.

8. Conclusion

The proposal seeks permission for the replacement of an existing open-sided carport with a new enclosed garage and store serving Askari Aeroparts Ltd.

The development represents a modest improvement to an existing commercial site and will:

- Replace a deteriorating structure.
- Improve the appearance of the premises.
- Enhance security.
- Provide improved parking and storage facilities.
- Support the efficient operation of an established local business.
- Result in no material harm to neighbouring amenity, highway safety or the character of the area.

The proposal accords with the objectives of the National Planning Policy Framework and with Policies 7, 9 and 33 of the Horsham District Planning Framework.

In view of the above, planning permission is respectfully requested.