n.j.a town planning Ltd

APPLICATIONS & APPEALS SERVICES

BACONS COTTAGE, BAKERS LANE, SHIPLEY, RH13 8GF

SUPPORTING PLANNING AND DESIGN & ACCESS STATEMENT

JUNE 2025



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1. INTRODUCTION

1.1 Planning permission is sought for the construction of a two-storey side extension to Bacons Cottage, Bakers Lane, together with the construction of a small front timber porch.

1.2 The details of the proposal will be described and appraised having regard to the following aspects:

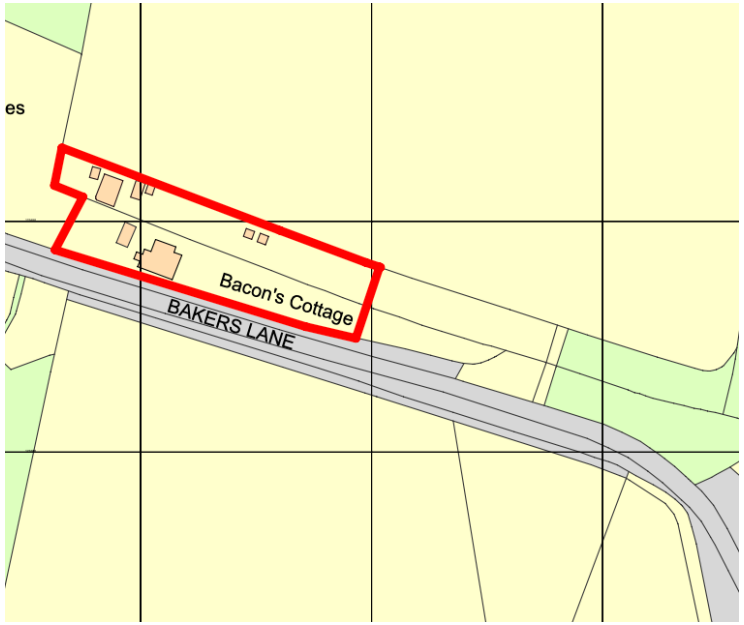
- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies when considered as a whole and is therefore acceptable in all respects.

2. PHYSICAL CONTEXT

2.1 Bacons Cottage is a two-storey detached dwelling located to the north side of Bakers Lane, approximately 1.2 miles to the north of Shipley and 1.2 miles to the north east of Coolham. The site also contains a range of outbuildings which would not be affected by the proposal.

Figure 2.1: Site Location Plan



Source: Philips Surveyors LLP (2025)

2.2 The dwelling is of a traditional L-shape design, comprising a pitched tiled roof and red brickwork elevations. Symmetrical windows are located on the east elevation whilst the southern elevation contains a slate tile elevation with chimney.

Figure 2.2: Existing Elevations



Rear (North) Elevation



R Side (East) Elevation



L Side (West) Elevation

Source: Philips Surveyors LLP (2025)



Front (South) Elevation

2.3 The boundaries of the property comprise a combination of mature tree, vegetation and shrubs and post and rail fencing. There are a number of other residential properties along Bakers Lane which leads to Bakers Farm, approximately 600m to the north east. However, none of these properties are in close enough proximity to be affected by the proposed extension.

2.4 Bacons Cottage is located within the countryside, outside of a built up area boundary. The property is located within Flood Zone 1 (low risk) and it is not situated within a Conservation Area or within the setting of a Listed Building.

2.5 The following are photographs of the application site:









3. PLANNING HISTORY & PROPOSAL

Planning History

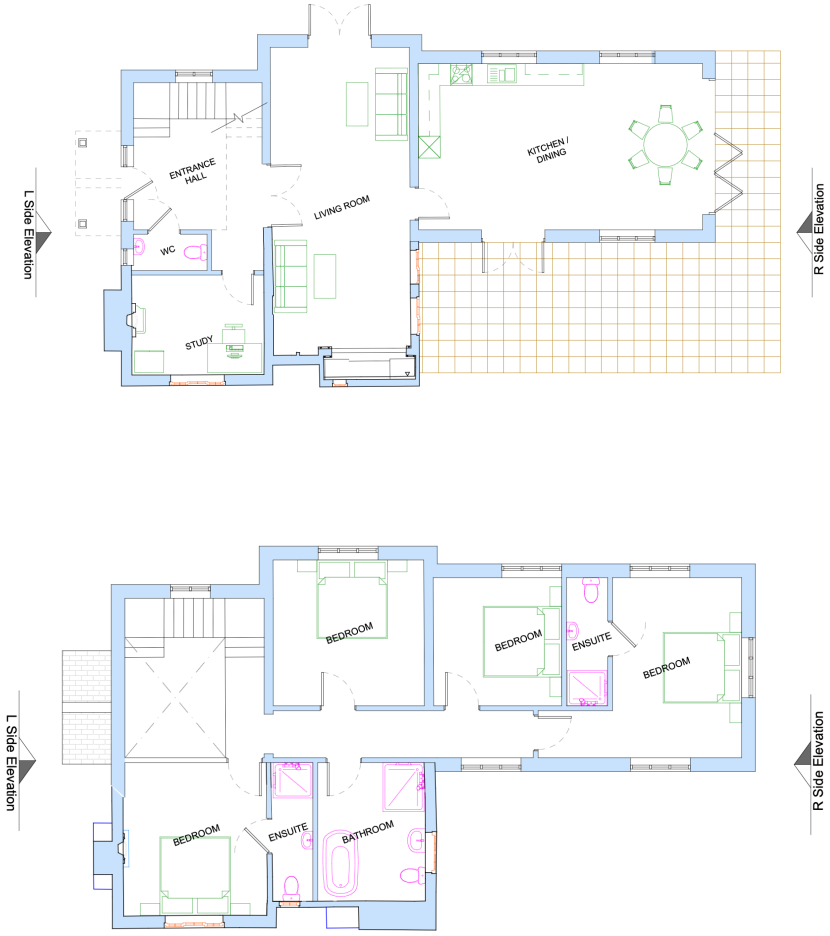
3.1 Having reviewed the Horsham Planning Applications Register there is no relevant planning history for Bacons Cottage.

Proposal

3.2 Planning permission is sought for the construction of a two-storey extension to the side of the dwelling. The extension allows for a change in the layout of the existing property to create a functional family home. The dwelling would benefit from an entrance hall, W/C, study, living room and an open plan kitchen/ dining room in the side extension on the ground floor. Four double bedrooms, two with en-suites and a family bathroom would be provided on the first floor.

3.3 A small, open sided porch will also be added to the side (west) elevation together with the alteration to/insertion of windows (including dormer windows) and doors following changes to the internal layout of the dwelling.

Figure 3.1: Proposed Floor Plans



Source: Philips Surveyors LLP (2025)

Figure 3.2: Proposed Elevations



Rear (North) Elevation



Front (South) Elevation



R Side (East) Elevation



L Side (West) Elevation

Source: Philips Surveyors LLP (2025)

4. PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF) (December 2024)

Sustainable Development

4.1 The NPPF sets out the Government's planning policies for England and Wales and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.

4.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'.***

4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

a) 'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and

support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy'.

4.4 Paragraph 10 states ***'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay'.***

4.5 Paragraph 12 of the Framework states that ***'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'.***

Highways and Car Parking

4.6 Paragraph 109 requires transport issues to be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This is to ensure that (inter alia) the potential impacts of development on transport networks can be addressed.

4.7 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need

to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

4.8 Paragraph 116 makes it clear that ***'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.***

Effective Use of Land

4.9 Paragraph 124 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.

4.10 Paragraph 125 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Furthermore, paragraph 128 sets out that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans where this would help to meet identified needs.

4.11 Paragraph 129 states that ***'Planning policies and decisions should support development that makes efficient use of land…….'***

Design

4.12 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*** (Paragraph 131).

4.13 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

4.14 Paragraph 139 states that ***'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:***

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings'.

Climate Change

4.15 Paragraph 161 requires the planning system to support the transit to a low carbon future and to taking into account flood risk. New development should be planned in ways which avoid increased vulnerability to the range of impacts arising from climate change (paragraph 164).

Countryside

4.16 Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural local environment by: (inter alia) ***'recognising the intrinsic character and beauty of the countryside….'.***

4.17 Paragraph 189 sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Biodiversity

4.18 Paragraph 192 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 193 states that

when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for. Development should not result in the loss of deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Ground Conditions and Pollution

4.19 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 197).

4.20 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198).

Horsham District Planning Framework (HDPF) (2015)

4.24 Local planning policy is contained within the Horsham District Planning Framework, November 2015 (HDPF). The following policies are relevant to the proposal:

- Policy 1: Sustainable Development
- Policy 2: Strategic Development
- Policy 24: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Countryside Protection
- Policy 28: Replacement Dwellings and House Extensions in the Countryside
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33:Development Principles
- Policy 40: Sustainable Transport
- Policy 41: Parking

4.25 Policy 1: Sustainable Development – states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of

sustainable development contained within the NPPF. As such, planning applications that accord with the policies in the new Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.26 Policy 2: Strategic Development – seeks to maintain the District's unique rural character whilst ensuring that the needs of the community are met through sustainable growth Development around the edges of existing settlements should be managed in order to prevent the merging of settlements and to protect rural character and landscape.

4.27 Policy 24: Environmental Protection - promotes appropriate re-use of sites and requires the improvement of natural features, as well as minimising air pollution and greenhouse gas emissions.

4.28 Policy 25: The Natural Environment and Landscape Character - ensures that new development protects, conserves and enhances the landscape, maintains biodiversity and safeguards existing designated sites.

4.29 Policy 26: Countryside Protection - protects the rural character of the countryside from inappropriate development by requiring that new proposals are of an appropriate scale and do not result in a significant increase in activity in the countryside.

4.30 Policy 28: Replacement Dwellings and House Extensions in the Countryside - seeks to ensure that any replacement dwellings, house extensions, outbuildings and ancillary accommodation are of an appropriate scale, siting and design, and have due regard to the countryside setting and the existing dwelling. In particular, criterion 2 of policy 28 requires extensions to not be disproportionate to the size of the existing dwelling and be in keeping with its scale and character.

4.31 Policy 31: Green Infrastructure and Biodiversity - has regard to contributing to and enhancing biodiversity, ensuring that protected trees are retained or replaced as necessary and that a hierarchy of sites and habitats in the District are maintained, which includes Ancient woodland.

4.32 Policy 32: The Quality of New Development – requires a high quality and inclusive design for all developments within the District. Development should be (inter alia) attractive, functional, accessible, safe and adaptable. Development should also contribute a sense of place both in the buildings and spaces themselves.

4.33 Policy 33: Development Principles – sets criteria for new development, to include (inter alia) making efficient use of land, prioritising previously developed land, ensuring no harm will result to the amenities of occupiers/users of nearby properties and by ensuring that the scale, massing an d appearance of development is a high standard of design. High standards of building materials, finishes and landscaping should also be included and consideration given to maximising sunlight and passive solar energy.

4.34 Policy 40: Sustainable Transport – ensures that proposals have appropriate connections with the existing transport system and is integrated with local routes as well as having a safe and suitable access.

4.35 Policy 41: Parking - requires consideration of the parking requirements and facilities provided within new development, which should meet the needs of anticipated users.

Neighbourhood Plan

4.21 The Shipley Neighbourhood Plan was made on 23 June 2021. The relevant policies are listed as follows:

- Policy Ship HD3: High Quality Design

5. DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

Countryside

5.1 The application site is located within the countryside, outside of a built-up area boundary. HDPF policy 26 states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development. The policy requires any development to be essential to its countryside location and in addition meet one of the following criteria:

> ***'1. Support the needs of agriculture or forestry;***
>
> ***2. Enable the extraction of minerals or the disposal of waste;***
>
> ***3. Provide for quiet informal recreational use; or***
>
> ***4. Enable the sustainable development of rural areas'.***

5.2 Proposals must also be of a scale appropriate to its countryside character and location and should not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside and protects and/or conserves, and/or enhances the key features and characteristics of the landscape character area in which it is located.

5.3 Whilst development within the countryside is restricted, HDPF policy 26 should be read in conjunction with policy 28 which supports proposals for house extensions, ancillary accommodation and garages outside of the defined built-up area boundaries. In respect of residential extensions, criterion 2 of policy 28 requires these to be in proportion to the size of the existing dwelling and in keeping with its scale and character.

5.4 The proposal is to extend the side of the dwelling to ensure the dwelling remains subservient to the rectangular plot. The extension will extend out from the existing ridge, in advance of its side elevation to allow for internal layout changes to create a kitchen/ dining room on the ground floor and bedrooms on the first floor.

5.5 The extension will ensure the dwelling remains the same distance away from Bakers Lane and given the existing substantial boundary screening, it will not appear as an unduly prominent addition from the lane. The existing mature vegetation along the boundaries of the site ensures the extension will not be visible in surrounding countryside views.

5.6 Overall, the proposed extension is proportionate to the scale and size of the existing dwelling and no harm will be caused to the visual amenities of the countryside landscape. The proposal is for a relatively modest addition to the dwelling which will modernise its appearance without significantly altering its attractive character.

5.7 The curtilage of Bacons Cottage is large and the proposed extension will ensure that its spaciousness is retained. In summary, the proposed extension (and small front porch of a limited size) will not result in any harm to the countryside and it is an appropriate type and style of development, complying with the provisions of HDPF policies 26 and 28.

6. LAYOUT, DESIGN & APPEARANCE

Design

6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraph 130).

6.2 HDPF policy 32 requires high quality design for all development in the District. In addition, HDPF Policy 33 sets out the Council's key development control criteria and states that development should make efficient use of land, should not cause harm to neighbouring residential amenities, should be appropriate in scale, massing and appearance and be of a high standard of design. Development should also be locally distinctive in character and should use high standards of building materials, finishes and landscaping.

6.3 Neighbourhood plan policy Ship HD3 sets out ***'All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features.'***

6.4 HDPF Policy 33 is addressed in detail as follows:

In order to conserve and enhance the natural and built environment developments shall be required to:

1. ***Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;***

6.5 The proposed extension, porch and alterations are small in scale and make efficient use of land without causing any harmful encroachment into the open countryside. The development is contained wholly within the boundaries of the residential curtilage and the proposal complies with criterion 1.

2. ***Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby***

property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

6.6 There are no neighbouring properties that would be adversely affected by the proposals. The proposed extension does not bring the dwelling closer to Bakers Lane and there is a sufficient degree of separation (and screening) to the dwelling to the west 'Nightingales' to ensure that its residential amenities and privacy remain protected. The proposal complies with criterion 2.

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

6.7 The proposed extension and porch are of an appropriate scale, massing and appearance to its location and surroundings. Their design is complementary and in keeping with the style of the existing dwelling and no harm will be caused to the local landscape. There is no conflict with criterion 3.

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character assessments;

6.8 The proposed extension is of a traditional design to match the appearance and form (including roof form) of the existing dwelling. Given the scale and siting of the proposed extension together with boundary screening, there will be no adverse impact upon important local views. The proposal complies with criterion 4.

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6.9 The proposed building materials (brick and tiles) will match the existing dwelling. The proposal complies with criterion 5.

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through development; and,

6.10 The proposal will not impact upon existing mature trees and hedges and there is no conflict with criterion 6.

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

6.11 The proposed extension contains windows to the north and south elevation along with bi-folding doors on the west elevation which provide high levels of natural light to the kitchen/dining room. New/altered windows and doors will be added elsewhere (to take into account changes to the internal layout of the dwelling) which will improve the levels of light to the dwelling overall. The proposal raises no conflict with criterion 4.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

6.12 The proposal will result in no change to the existing car parking area to western side of the dwelling or current provision of the storage of bins/recycling facilities at the property. There is no conflict with criterion 8.

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area, and create visually attractive frontages where

adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public amenity areas by occupants of the site;

10. Contribute to the removal of physical barriers; and

11. Make a clear distinction between the public and private spaces within the site.

6.12 The extension raises no implications in respect of criterions 9, 10 and 11 and it is demonstrated that the proposal complies in full with HDPF Policy 33 (and policy 32). For the same reasons there is also no conflict with HDPF policies 24 and 25.

7. ACCESS AND CAR PARKING PROVISION

7.1 HDPF Policies 40 and 41 seek to ensure that proposals incorporate safe and adequate means of access and that there is appropriate car parking provision.

7.2 The proposal will have no impact upon the existing vehicle access or car parking provision at the property. As such, there are no implications in respect of HDPF policies 40 and 41.

8. CONCLUSION

8.1 Planning permission is sought for the construction of a two-storey extension to the side elevation of Bacons Cottage together with a small, open sided front porch. Changes to the fenestration of the dwelling are proposed including the insertion/alteration of windows and doors to take into account a change in the internal floor layout of the dwelling.

8.2 It is demonstrated that the works as described are appropriate to the countryside location and to the design and character of the existing dwelling. No harm will be caused to the visual amenities of the area or to neighbouring residential amenities. As such, the proposed development is compliant with the relevant policies of the NPPF and HDPF. In accordance with NPPF paragraph 38, planning permission should be granted for the sustainable development proposed.