

Householder Application DC/26/0539

Stable Cottage, Hooklands Lane, Shipley, Horsham. RH13 8PY

Supporting Statement

Proposal

To make fenestration changes to the existing dwelling and construct an adjacent, two bay garage utilising the existing stable building access.

Background

The former annex to 1 Oakwood Cottages now 'Stable Cottage', was granted planning consent to be a self-contained dwelling under ref DC/24/0079. Conditions 3 and 4 have been discharged (Disc/24/0292 and Disc/25/0097). The approved water neutrality works have been carried out.

Site and Surroundings

The application site comprises of a one bedroom dwelling in a plot of approximately 0.0389 ha (approx 0.1 acre) to the north of No. 1 Oakwood Cottages. The site is in open countryside with a sand school to the north east, stables to the north and Hooklands Lane to the south-west. The proposal will provide improved living conditions on the ground floor, with a revised first floor layout forming two bedrooms, as set out in the submitted plans (2026/1/ no 1 and 2). The existing first floor dormer windows overlook the sand school.

It is proposed to replace a first floor skylight with a dormer window, to match the existing dormers seen and to replace the garage doors with glazed bi-folding doors. It is proposed to erect a two bay garage to the north of the dwelling. The access will be via the existing stables' access. Refer to accompanying photographs.

Relevant Planning Policies

The following policies are considered to be relevant to the assessment of this application:

Horsham District Planning Policy (HDPF 2015)

Policy 32 – Quality of New Development

Policy 33 – Development Principles

Main Issues

The main issues are the principle of the development in the location and effect of the development on:

- i) The character of the dwelling and visual amenities of the street scene.

- ii) The amenities of the occupiers of adjoining properties.

Assessment

The building was erected under DC/10/2498 as a double garage with first floor accommodation, to be occupied by persons connected to No.1 Oakwood Cottages to the south.

Application DC/21/0912 for a proposed change of use for a dwelling was refused for the sole reason of water neutrality. A resubmission of the application, incorporating water neutrality, was granted under reference DC/24/0079. The 2021 Appeal Inspector accepting that the existing building would have no impact on neighbours.

It is proposed to utilise the access to the north off Hooklands Lane which currently serves the stables and adjoining land (DC/19/1004). This will reduce vehicle movement using the access serving No. 1 Oakwood Cottages. The stable access is a safer location and avoids any confusion at the existing access serving No.1 Oakwood Cottages.

The site has no public Rights of Way in or around the property.
There are no Listed Buildings in the immediate vicinity.

There is no proposal to change the existing roof to 'Stable Cottage' other than taking out the skylight and replacing this with a dormer – to match the adjacent, existing dormers.

The proposed stand alone garage will serve the accommodation and is sited on existing concrete. There is a significant hedge between the road and the proposed new building. The new garage is to be located 2.5m into the site from the hedge.

The site area is less than 0.2 ha being 0.0389 ha, thus it does not require any BNG assessment.

The character and appearance of the site will be little changed to the existing building. The main impact will be the new garage. The height is the same as the existing building and stables. It is set back from the roadside hedge.

The Applicants are keen to have a separate garage following concerns of modern car batteries exploding and 'Stable Cottage' being of timber construction.