

Hareswith House
West Chiltington Road
Storrington
West Sussex.

Design and Access Statement

Chartered Town Planner

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Background/Proposal

In November 2025 planning permission was granted for the extension and conversion of the existing garage at Hareswith House. The proposed extension and annex use of the garage is to accommodate the future needs the applicants. In addition to meeting their long term needs it will reinforce the physical and occupation ties between the main house and the ancillary building.

On preparing the working drawings it has become apparent that due to the low skilling heights the applicants would be unable to walk around their bed. This application seeks to slightly increase the depth of the extension so that they can access their bed. The opportunity has been taken to introduce a few additional windows to provide more natural daylight within the building. This will minimise the use of electric lighting and provide a better internal environment.

Context

Hareswith House is set back from West Chiltington Road behind a deep front garden that slopes away from the road. Both the dwelling and the garage building are not openly visible from the road. The garage building comprises a large two story garage and ancillary domestic building. It includes a combination of roof lights and casement windows at ground and first floor levels.

The garage/ancillary domestic building was originally approved in 2019 and this permission was varied in 2022 by planning permission DC/22/1184. Condition 4 attached to this permission states:

The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Hareswith House, West Chiltington Road, Storrington as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

The building was completed in August 2023 and has been used for domestic storage and ancillary domestic purposes ever since. It benefits from full permitted development rights.

The more recent planning permission DC/25/1424 similarly has an occupancy condition which states:

"The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the dwelling known as Hareswith House, West Chiltington Road, Storrington (as identified on the approved plans) as a dwelling and shall not be used as a separate unit of accommodation, without express planning consent from the Local Planning Authority first being obtained."

It is confirmed that the applicants do not wish to change this condition in any way.

Hareswith House is soon to be totally refurbished and the works will take approximately two years, during which time the house will not be habitable. Hence during the conversion works the applicants will live in the garage/ancillary domestic building. As no new independent dwelling would be created, this arrangement does not require planning permission and obviates the need for a mobile home on the site.

However, the applicants' personal circumstances, which are set out in a separate report, have changed recently. Their son is now looking to move into Hareswith House and the applicants are

looking to remain in the ancillary domestic building. The applicant's son will then be able to help care for the applicants as required in the future and the applicants will be able to remain in their family home in the long term. Again, none of this requires planning permission as no new planning unit will be created.

Proposal

To accommodate their future needs the applicants are looking to extend the existing domestic building towards the main house. In addition to meeting their long term needs it will reinforce the physical and occupation ties between the main house and the ancillary building.

Planning Policy

Policy 28 of the Horsham District Planning Framework 2025 deals with replacement dwellings, outbuildings and house Extensions in the Countryside. It states that ancillary buildings and garages should meet the LP's design principles. Policy 32 states that new development will be expected to prove attractive, functional, accessible, safe and adaptable environments It should complement local distinctiveness and heritage and contribute to the sense of place. Policy 33 seeks to protect the living conditions of existing residents and that development should be sympathetic to its surroundings.

These policies are consistent with paragraph 135 of the national Planning Policy Framework 2024 (Framework).

The Framework also sets out a presumption in favour of sustainable development and at paragraph 60 states addresses the need for housing to meet the needs of older people and people with disabilities. Regarding rural housing paragraph 82 states that decision should be responsive to local circumstances and support proposals that reflect local needs. Section 8 of the Framework promotes healthy and safe communities.

Design and Visual Impact

The proposed extension simply elongates the existing building, retaining its main design features and overall form and appearance. Not only does the extension respect the host building it respects the existing and proposed refurbished main house.

North elevation Existing/ proposed



South elevation existing and proposed



West elevation approved and proposed



East Elevation approved and proposed



As can be seen on the submitted proposed floor plans the proposed extension will facilitate the provision of a lift and the formation of a bedroom and disabled shower room on the first floor and a gym and open plan living area on the ground floor. This is to ensure the annex will meet the long term needs of the applicants. Both the ground and first floors will be fully accessible.

Biodiversity

The proposed extension will be contained within the existing hard surfaced area to the front of the ancillary building. There will be no loss of lawn or other planting. As such the proposal is exempt from BNG.

Landscape impact

The proposed extension will not be visible from West Chilton Road or in the approach to the property from the access drive. It will be screened from the adjacent property to the south by existing mature hedges and occasional trees. Where it could be glimpsed it would not be within the main expansive westerly and southerly outlook from the property to the south.

From the north, the extension will be visible from a small stretch of the adjacent field, where it would simply blend in with the existing buildings. It would not extend the built-up area occupied by the house and ancillary outbuilding.

Living Conditions

The proposal extends the building towards the host dwelling and will not impact on the living conditions of the neighbouring property.

Sustainability Conclusion

Economic – Employment during the construction stage of the development. Employment for a carer/home help.

Social – Providing an extended home with care facilities and family members to enable an older couple to remain semi-independent and to avoid putting pressure on the current under-supply of care homes and facilities.

Environmental – Providing an energy efficient home for an older couple. Reducing the need for travel by having staff accommodation and having parents at home rather than living miles away.

Conclusion

The proposal will respect the character and appearance of the host building, the main dwelling, the site and its surroundings. The proposal will also protect the living conditions of the occupiers of the neighbouring property. Accordingly, the proposal complies with the Horsham District Planning Framework and the National Planning Policy Framework.