Heritage Statement

Proposed Motorcycle Storage Shed

to

36 North Street
Storrington
West Sussex
RH20 4NZ

4th October 2023

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BACKGROUND & SCOPE

Planning permission is hereby requested for the erection and retention in perpetuity of a detached storage building, for purposes ancillary and incidental to the main C3 residential use.

The applicant owns a motorbike, and for the purposes of insurance as well as security and general good practice, this motorbike is required to be securely accommodated.

We understand that the site fell outside the curtilage of the Conservation Area (CA) at the time the Applicant purchased the property. The Conservation Area has since been extended, and now falls within it.

This statement has been prepared to consider the impact of the storage building on the immediate environment, with particular reference to the CA.

ASSESSMENT

The Necessity of Storage

Unlike most of the dwellings in the immediate area, and including those within the CA, the property has no rear garden and almost no storage space. This makes the property very difficult to use as a functional modern home.

Crucial to the issue of conservation, both of buildings directly and the character that they create, is the need to maintain sustainable functional dwellings that meet or exceed basic minimum habitable standards. Where such standards are not met, long-term decline is likely, leading to the degeneration of individual buildings and the character and identity of the area in which they sit. This is seen as the case for all dwellings, but particularly in Conservation Areas where there is a particular effort being made to protect and conserve the longstanding character and identity of an area. If buildings in a CA fail to keep up to modern standards, and fail to provide the reasonable basic needs and expectations of their occupants and owners, those buildings and the character of the immediate area will likely erode over time, with the likelihood of buildings standing empty and deteriorating more likely for the mid-to-long term.

The need for adequate storage is seen as one of those essential and non-optional aspects of modern home standards, enshrined as it is in legislation such as the National Space Standards et al. These policies and similar require all modern homes to meet minimum storage standards. These standards are given as much importance in modern policy as, for

example, the need to provide adequate natural daylight, or the need for all habitable rooms to exceed basic minimum sizes and standards.

This basic amenity is all but entirely lacking on the property in question. There is almost no internal storage, and no rear garden. The minimum basic modern standards required for modern homes are not met in this case.

Sustainable Conservation

Whilst it is not incumbent upon the LPA to give direct material weight to these minimum standards, the Applicant submits that it *is* required for the LPA to take a broad, sustainable approach to conservation. Sufficient weight should be afforded not just to the impact on the street-scene of any particular structure, but also and more importantly to the long-term need for homeowners such as the Applicant to be free to make such reasonable upgrades as are necessary to keep up with basic minimum standards of living. The need for adequate storage is one such basic standard.

The Applicant submits that by permitting the erection and retention of this ancillary storage, the LPA will be safeguarding the creation and retention of a more suitable home, making for a tidier, more practical and more functional dwelling for the long term. Whilst it is conceded that the presence of such a structure will have some small impact on the immediate street-scene, this is very much lessened by the fact that the majority of the structure will, for the most part, be screened by a fence.

Conclusion & Recommendation

On balance, meeting the basic need for modern minimal ancillary storage is considered to be of more weight than the comparatively small impact that a home storage building will have on the street-scene, obscured as it will be behind a fence. The Applicant contends that approval would demonstrate the LPA's commitment to a long-term, holistic approach to sustainability and conservation, where the ongoing need to meet basic minimum living standards are given at least as much weight as marginal and superficial changes to the street-scene.

For these and for all other reasons set out in this document and the accompanying plans, we respectfully request the LPA to grant permission for the scheme as attached.