

Design and Access Statement

Full Planning Application for a Single-Storey Outbuilding (Barn)

Spring Farm, Woodland Lane, Colgate, RH13 6HU

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For submission to: Horsham District Council

1. Introduction

This Design and Access Statement supports a **full planning application** for the erection of a **single-storey domestic outbuilding (barn)** within the curtilage of **Spring Farm**, located on **Woodland Lane, Colgate, RH13 6HU**.

The proposal seeks permission for the construction of a modest, functional building to provide secure storage and workspace for domestic land management equipment, household items, and privately owned vehicles. The building will be used **solely for purposes incidental to the enjoyment of the dwellinghouse** and will not be used for any commercial or agricultural activities.

This statement has been prepared in accordance with **Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015**, and addresses design, access, and planning considerations in line with **Horsham District Planning Framework (HDPF)** and the **National Planning Policy Framework (NPPF, 2023)**.

2. Site Context

Spring Farm is a detached dwelling set within a generous rural plot on Woodland Lane, to the west of Colgate village. The surrounding area is characterised by open countryside interspersed with residential properties, farms, and mature vegetation.

The proposed outbuilding will be positioned in the **north-west corner of the site**, an area that is currently overgrown and underutilised. This part of the plot is well screened by trees and hedgerows, meaning the proposed building will be **visually contained within the site** and largely unseen from the public realm.

There are no known public rights of way or significant heritage assets directly affected by the proposal.

Proposed site location (north west aspect)



3. The Proposal

- **Dimensions:** Approximately **8m x 16m**, single storey.
- **Height:** Under 4m to ridge (dual-pitched roof).
- **Construction:** Steel-framed with profiled metal sheeting.
- **External Finish:** Dark green cladding and roof panels, chosen to blend with surrounding vegetation and maintain a subdued, rural character.
- **Use:** Secure storage for domestic garden machinery (compact tractor, mower, tools), household goods, and privately owned vehicles. No commercial use.

An **example image of a similar structure** is included for reference (indicative only).

4. Planning Policy Context

The proposal has been assessed against relevant local and national planning policies:

National Planning Policy Framework (NPPF, 2023)

- **Paragraph 130:** Development should be visually attractive, sympathetic to local character, and function well.
- **Paragraph 134:** Great weight should be given to achieving well-designed buildings that add to the overall quality of the area.

Horsham District Planning Framework (HDPF, 2015)

- **Policy 1 – Sustainable Development:** Supports proposals that maintain the area's character and environmental quality.
- **Policy 25 – The Natural Environment and Landscape Character:** Seeks to protect and enhance the natural beauty and rural character of the District.
- **Policy 32 – The Quality of New Development:** Requires development to be well-designed, appropriate in scale and character, and contribute positively to the environment.

- **Policy 33 – Development Principles:** Supports development that is sympathetic to its surroundings, respects local distinctiveness, and maintains residential amenity.

The proposal fully accords with these policies by providing a **low-impact, sensitively designed outbuilding** that complements the existing rural setting.

5. Design Considerations

- **Scale and Proportion:**
The building is proportionate to the plot and clearly subordinate to the main dwelling, preserving the hierarchy between the principal building and ancillary structures.
- **Siting:**
The location in the north-west corner ensures the barn is **discreetly positioned**, retaining open garden areas and limiting any visual impact.
- **Appearance and Materials:**
The use of **dark green metal cladding** and a **pitched roof** reflects the local agricultural vernacular and minimises visual intrusion.
- **Landscape Integration:**
Mature boundary planting provides effective screening. The building's form and materials allow it to sit unobtrusively within the existing landscape.



Planned design

6. Access

Access to the building will be via the **existing private driveway** serving Spring Farm.

No changes are proposed to the site's vehicular access or parking layout.

The building will be used only by the occupants of the dwelling for private domestic purposes, generating no additional traffic or external activity.

An access track will be made using recycled materials and self draining. Roof guttering will discharge into the adjacent ditch, and will run from the private driveway to the new barn.

7. Environmental and Landscape Considerations

The development will have **minimal environmental impact**:

- The site is previously disturbed and currently overgrown, requiring little or no tree removal.
 - Drainage will be managed via soakaway within the site's curtilage.
 - The materials and colouring will ensure the structure remains recessive and visually contained.
 - No impact on nearby habitats or biodiversity is anticipated, given the scale and domestic nature of the proposal.
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8. Residential Amenity

The barn is located well away from any neighbouring dwellings and will not give rise to overlooking, loss of light, or noise. Its domestic use ensures no adverse amenity impacts.

9. Conclusion

The proposed single-storey barn at Spring Farm is a **modest, well-considered outbuilding** that complements the existing dwelling and landscape.

Its **scale, design, and siting** ensure it integrates sensitively into the rural setting, complies with **Horsham District Planning Framework Policies 25, 32, and 33**, and accords with the **NPPF's** objectives for good design and sustainable rural development.

The proposal will enhance the usability of the property without harming local character or amenity.

Accordingly, **full planning permission is respectfully sought** for the erection of the proposed single-storey outbuilding.