# Planning Statement – Garden Store Ridge Height (s73, DC/25/0359)

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## 1. Introduction

This statement supports a Section 73 application to vary Condition 1 (Plans) of planning permission DC/25/0359, to substitute an amended proposed elevation and floor plan for the garden store holiday let. The only change is a 750mm increase in the ridge height, which allows a fully usable mezzanine floor and a highly insulated building.

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| Site | The Garden Store holiday let, Lock House, Lock Lane, Partridge Green, West Sussex RH13 8EG |
| Applicant | Mr Nicholas Sutton |
| Application type | Section 73 – minor material amendment (variation of Condition 1) |
| Planning Portal ref | PP-15326134 |

## 2. Planning history

Planning permission DC/25/0359 was granted on 16 June 2025 for the "Conversion of 2no. existing buildings to holiday let use" at Lock House: the garden store and the tennis court house. The permission has been implemented, with works starting on 6 April 2026.

Condition 1 requires the development to be carried out in accordance with the approved plans, including the "Proposed Garden Store" elevation and floor plan. This application seeks to replace that drawing with the amended proposed elevation and floor plan submitted with it. All other conditions of DC/25/0359 would continue to apply, including Condition 8, which restricts occupation to holiday and short-term lets.

## 3. The proposed amendment

The ridge of the garden store is raised by 750mm, from 4.75m to 5.5m. The footprint, use, siting and materials are unchanged from the approved scheme.

The approved building has a very shallow 8 degree roof pitch. Its existing envelope is nearly tall enough for a mezzanine floor, but not quite tall enough to make that floor properly usable. The extra 750mm also gives room for:

- a high level of roof insulation, forming an insulated warm roof;
- a high level of floor insulation;
- a ducted heating system powered by an air source heat pump.

Together these measures maximise the energy efficiency of the building, in line with the aims of Policies 35 to 37 of the Horsham District Planning Framework (2015) on climate change, energy use and sustainable construction.

The usable mezzanine allows the holiday let to provide 6 en-suite bedrooms, 3 more than the approved scheme. The building remains single holiday let accommodation, and there is no new dwelling or change of use.

# 4. Planning benefit: meeting an identified tourism need

The amendment turns the garden store into a "super" holiday cottage with 6 en-suite bedrooms, for family groups and groups of friends. The Council's own evidence shows this type of accommodation is in short supply in Horsham District.

The Horsham District Hotel & Visitor Accommodation Study (Hotel Solutions, July 2016) found:

- **Very limited supply of large cottages.** Most self-catering units in the District have 1–3 bedrooms; there were only 5 units with 4 or 5 bedrooms, and only one large "super cottage" (8 bedrooms, at Billingshurst) (Section 2.1, page 19).
- **Strong unmet demand.** Holiday cottage letting agencies reported "strong demand for large 'super cottages' that are accessible to the London market for family and friend get togethers and celebration weekends, and a general shortage of suitable properties to satisfy this market" (paragraph 3.6.3).
- **A stated development priority.** The study identifies potential for high quality holiday cottages, including "large 'super' cottages that can cater for family and friend get togethers, celebrations and house parties" (Executive Summary and paragraph 7.1.4).

The amended scheme meets this identified gap directly. It supports the rural economy and visitor economy in line with Policies 10 and 11 of the Horsham District Planning Framework (2015), which Condition 8 of DC/25/0359 already cites. It does so by making better use of an existing building rather than adding new built form.

# 5. Other matters

**Highways and traffic.** The 3 extra bedrooms would have a de minimis effect on traffic generation. West Sussex County Council Highways has confirmed on similar applications at this site that such changes have no material effect on the highway network. Parking remains as approved under Condition 5 and the Block Plan received 20 May 2025.

**Trees.** No trees are cut down or removed as a result of this alteration. The works stay within the approved footprint, and Condition 3 (Arboricultural Method Statement) continues to apply.

**Flood risk.** The amendment has no effect on flood risk. The footprint is unchanged, and the Flood Risk Assessment and Flood Emergency/Evacuation Plan approved under DC/25/0359 remain valid.

**Protected species.** The amendment has no effect on any protected species. Condition 4 (lighting design for biodiversity) continues to apply.

**Heritage and visual impact.** The 750mm increase is modest. The building is not visible from a public road, footpath or other public land, and its footprint, siting and materials are unchanged.

# 6. Conclusion

The proposed 750mm increase in ridge height is a minor material amendment that is appropriate to deal with under Section 73. It creates a properly usable mezzanine and allows high levels of insulation and air source heat pump heating, maximising energy efficiency. It also delivers a 6 en-suite bedroom super holiday cottage, a type of accommodation the Council's own evidence identifies as in short supply. There are no adverse effects on highways, trees, flood risk or protected species. The Council is respectfully asked to grant the variation of Condition 1 to substitute the amended garden store drawings.