Planning, Heritage, Design and access statement to accompany application for:

OLD BONNETTS COTTAGE, BONNETTS LANE, RH11 0NY

Proposed extension of existing outbuilding to provide ancillary annex accommodation for son and carer

Introduction / Location

Old Bonnetts Cottage (circled yellow below) lies to the east of Bonnetts Lane. The host dwelling is grade II Listed (extracts from Listed Building register at **APPENDIX 1).**

The applicant's 28-year-old [redacted] has cerebral palsy which has now deteriorated to the extent that he needs **level** ground floor accommodation which is not possible within the existing Listed Old Bonnetts Cottage on the basis that there are several level changes within the ground floor.

To the north of Old Bonnetts Cottage (circled red below) is a double garage and an area of hardstanding that would now be eligible for a Lawful Development Certificate in respect of the storage and repair of vehicles for more than 10 years; the applicant had worked in the motor trade for most of his life but has recently retired. Historic aerial photos at **APPENDIX 2** provide the evidence of the longevity. The applicant would be willing to forgo any Lawful Development Certificate **based on his son's pressing needs for ancillary annex and carer accommodation.**



The image above shows the current view of the site.

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk



Site Analysis

Site is located within rural location but no other statutory designations. The siting of the proposed extension to the existing garage makes efficient use of the land and achieves a pragmatic solution for disability / carer living that is unavailable by upgrading the Listed host dwelling. Site is not readily visible from public vantage points.

Maintaining the setting of the Listed host dwelling has been considered as part of the proposals; that setting has already been watered down due to the longstanding use of the hardstanding around the garage for vehicle related uses and the erection of a now dilapidated summerhouse adjacent to the garage (see middle photo below) which would be removed as part of the proposed development.







Planning precedents

Attention is drawn to the permitted applications below which raise substantially similar planning considerations for disabled living and carers accommodation for a new build dwelling in the grounds of a Listed Building. Copy of officer report included as a background document.

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk

DC/12/2376 **Erection of a single (x 4-bed with live-in carer's accommodation) dwelling with associated access and parking (Approval of reserved matters)**
Dial Post Farmhouse Horsham Road Rusper Horsham West Sussex RH12 4QX
Ref. No: | Validated: Fri 21 Dec 2012 | Status: **PERMIT (*)**

- **Outline application for the erection of a single dwelling with access**

Dial Post Farmhouse Horsham Road Rusper Horsham West Sussex RH12 4QX
Ref. No: DC/12/1345 | Validated: Thu 19 Jul 2012 | Status: **PERMIT(*)**

(*) It is noted that the officer report to Planning Committee had been recommended for refusal and was overturned in favour of approval by the Councillors based on the personal circumstances.

Design and Development Objectives

The proposed development has been designed to comply with applicable planning policies.

Good quality design principles with siting, layout, scale, form and appearance respecting local vernacular and making efficient use of the land.

In this instance **as opposed to** the permission for a new build dwelling at Dial Post Farmhouse referenced above ancillary annex accommodation for son and carer is sought.

There would be no intention to sever or sell the annex separate from the host dwelling; similarly, there would be no desire to create any curtilage subdivisions. The applicant is agreeable to planning conditions to this effect.

The following extracts from the National Planning Practice Guidance provides strong support for the application:

https://www.gov.uk/guidance/housing-for-older-and-disabled-people

Why is it important to plan for the housing needs of disabled people?

The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live

more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.

Paragraph: 002 Reference ID: 63-002-20190626

Revision date: 26 June 2019

Accessible and adaptable housing

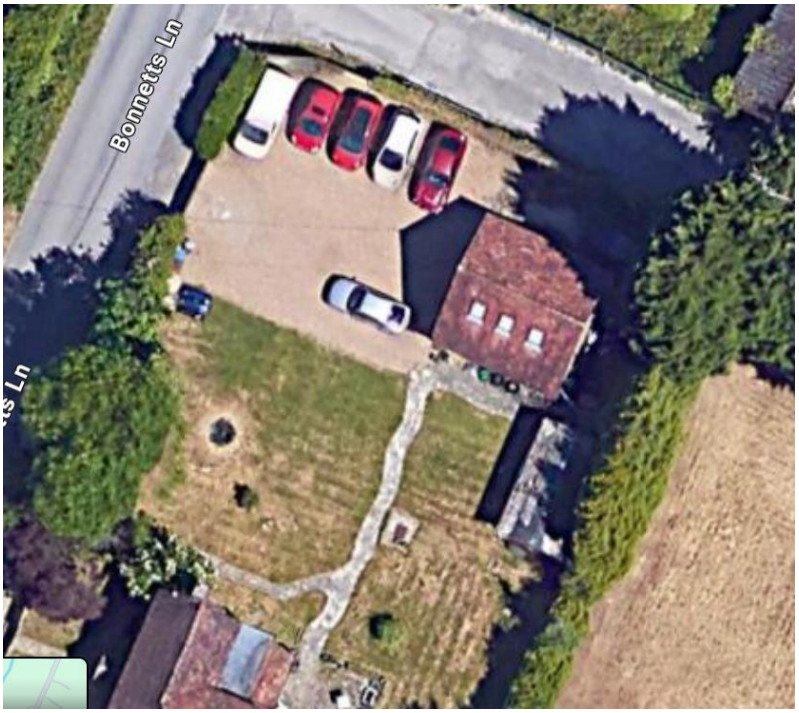
What are the benefits of accessible and adaptable housing?

Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.

Accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.

Paragraph: 008 Reference ID: 63-008-20190626

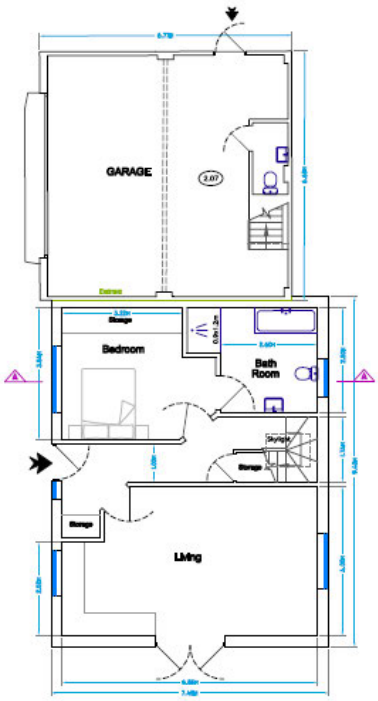
Revision date: 26 June 2019



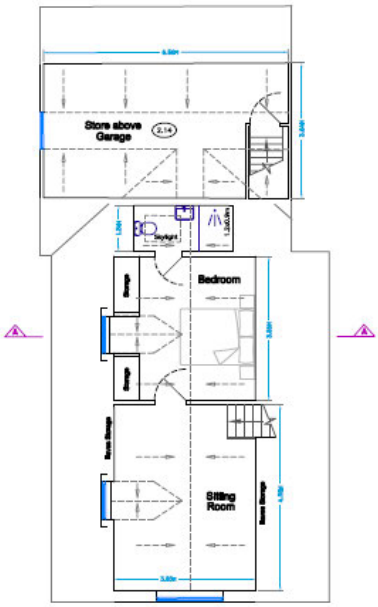
Above – Existing site
Below – Proposed development



Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk



Ground Floor
Garage G.I.A. 41.3m²
Residential G.I.A. 60.3m²



First Floor
Garage G.I.A. 15.5m²
Residential G.I.A. 28.0m²

Scale, Use, Appearance, Layout and Amount

The proposed development is of a scale, mass and appearance that relates sympathetically with the built surroundings.

The accommodation would create ease of movement for [redacted] wholly on the ground floor with an open plan living area, bedroom and bathroom along with a one bed studio on the first floor for a dedicated carer.

Principle policy background - *Underlining and bold added for emphasis where appropriate.*

Horsham District Planning Framework 2015

Policy 33 - Development Principles

To conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses.

Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Policy 18 - Retirement Housing and Specialist Care

1. Proposals for development which provide retirement housing and specialist care housing will be encouraged and supported where it is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. The Council will particularly encourage schemes that meet identified local needs for those on lower incomes and provide affordable accommodation for rent or shared ownership/equity.
2. Large scale 'continuing care retirement communities' will be supported in appropriate locations, normally within defined built-up areas, where they can be justified in terms of meeting identified need, and:
a. Provide accommodation for a full range of needs, including care provision separate from the self-contained accommodation;
b. Include 'affordable' provision to meet identified local needs, or where this is not possible, provide an appropriate commuted sum in lieu of on site units; and
c. Include appropriate services and facilities, including transport, to meet the needs of residents/staff and which contribute to the wider economy.

Policy 16 - Strategic Policy: Meeting Local Housing Needs

1. Development should provide a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.

2. The appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.

Policy 17 - Exceptions Housing Schemes

In exceptional circumstances limited amounts of greenfield land, that would not otherwise be released for general market housing, may be released for the development of affordable homes provided that:
1. There is an identified local need for such homes and no suitable alternatives exist within the locality to meet that need;
2. The development would solely meet the needs of a particular parish (or that parish plus its immediately adjoining parishes within Horsham district) and that the needs identified comprise housing for:
a. Existing residents of the parish in unsuitable accommodation or needing separate accommodation in the area (excluding existing owner occupiers).

Policy 26 - Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. **Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:**
1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;
1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
3. The landform of the area.

Policy 34 - Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;

3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

COMMENT – With regards to Heritage and 'Considering potential impacts' vis a vis National Planning Policy Framework 2024, paragraph 215 it is forcefully argued that the proposed development would lead to *"less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".*

[redacted] has grown up at Old Bonnetts Cottage. He is familiar with the surroundings. His parents would remain living at Old Bonnetts Cottage.

Access and parking

No changes to the existing access arrangements will be required to serve the proposed development.

The traffic generated will be compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

Water Neutrality

There will be no increase in the number of occupiers. There is already an onsite carer living at the property.

Conclusion:

The application suitably considers Local and National planning policies and guidance.

The application would provide accessible and inclusive accommodation to meet the long-term needs of [redacted] who has severe disabilities.

In this instance the personal circumstances outweigh more general planning considerations with regards to setting of Listed Buildings. Any harm has been kept to a minimum.

In any reasonable balancing exercise it can be concluded that the relationship of the proposed development to its neighbours and to the character and appearance of its setting will be no different to other local properties in the vicinity.

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk

APPENDIX 1 - extracts from Listed Building register

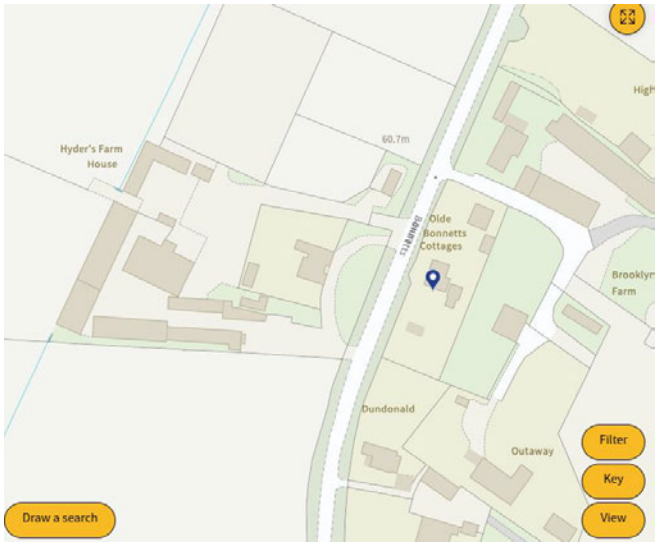
OLD BONNETTS COTTAGE, BONNETTS LANE, RH11 0NY

Listed Building

Grade: **II**

List Entry Number: **1354186**

Date first listed: **28-Nov-1980**



Details

RUSPER BONNETS LANE 1. 5404 Ifield Old Bonnetts Cottage TQ 23 NE 4/238

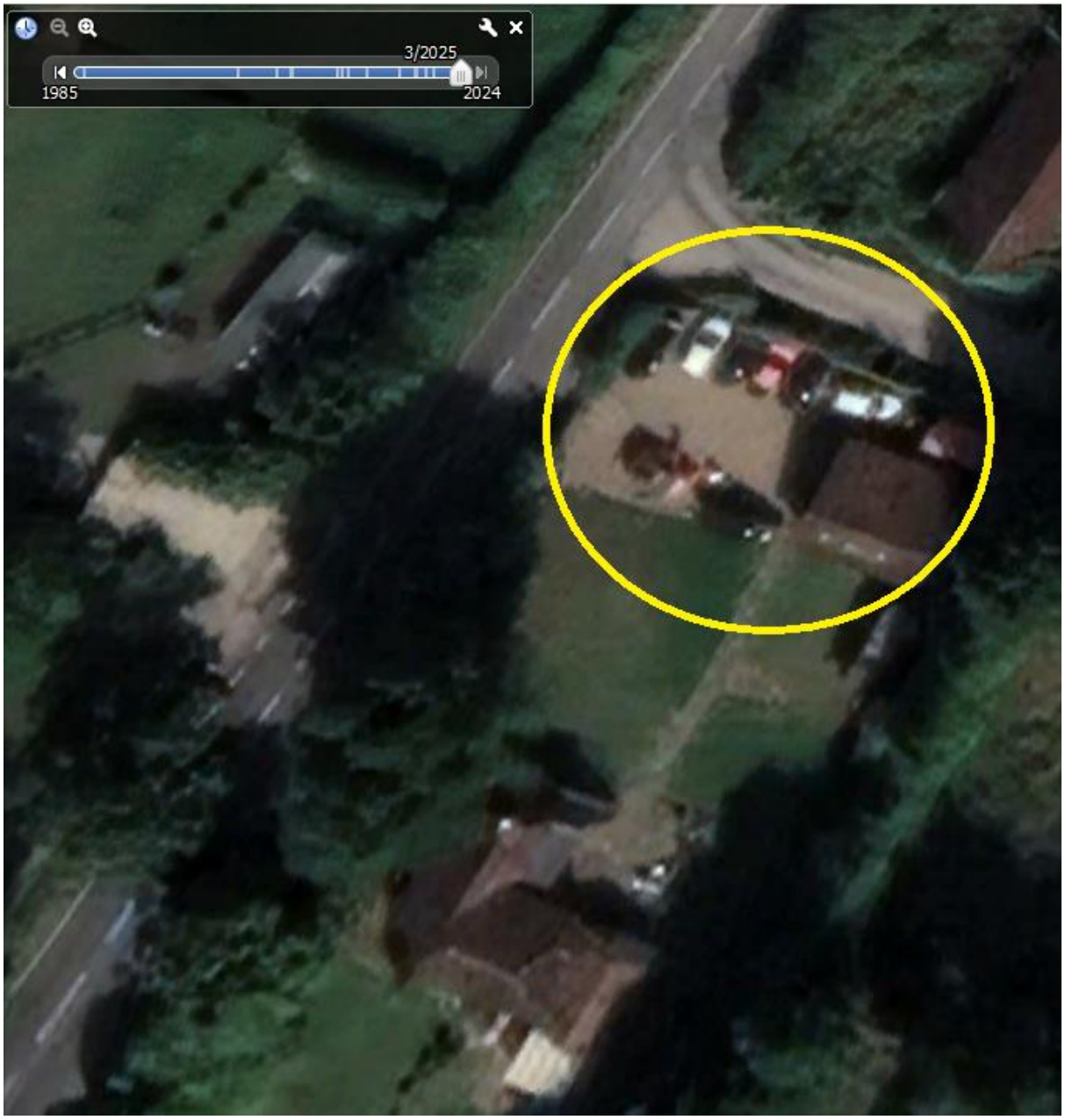
II

2. C17 or earlier timber-framed building with painted brick infilling, mostly refaced with tiles, alternately pointed and fishscale. Tiled roof. Casement windows. Two storeys. Three windows.

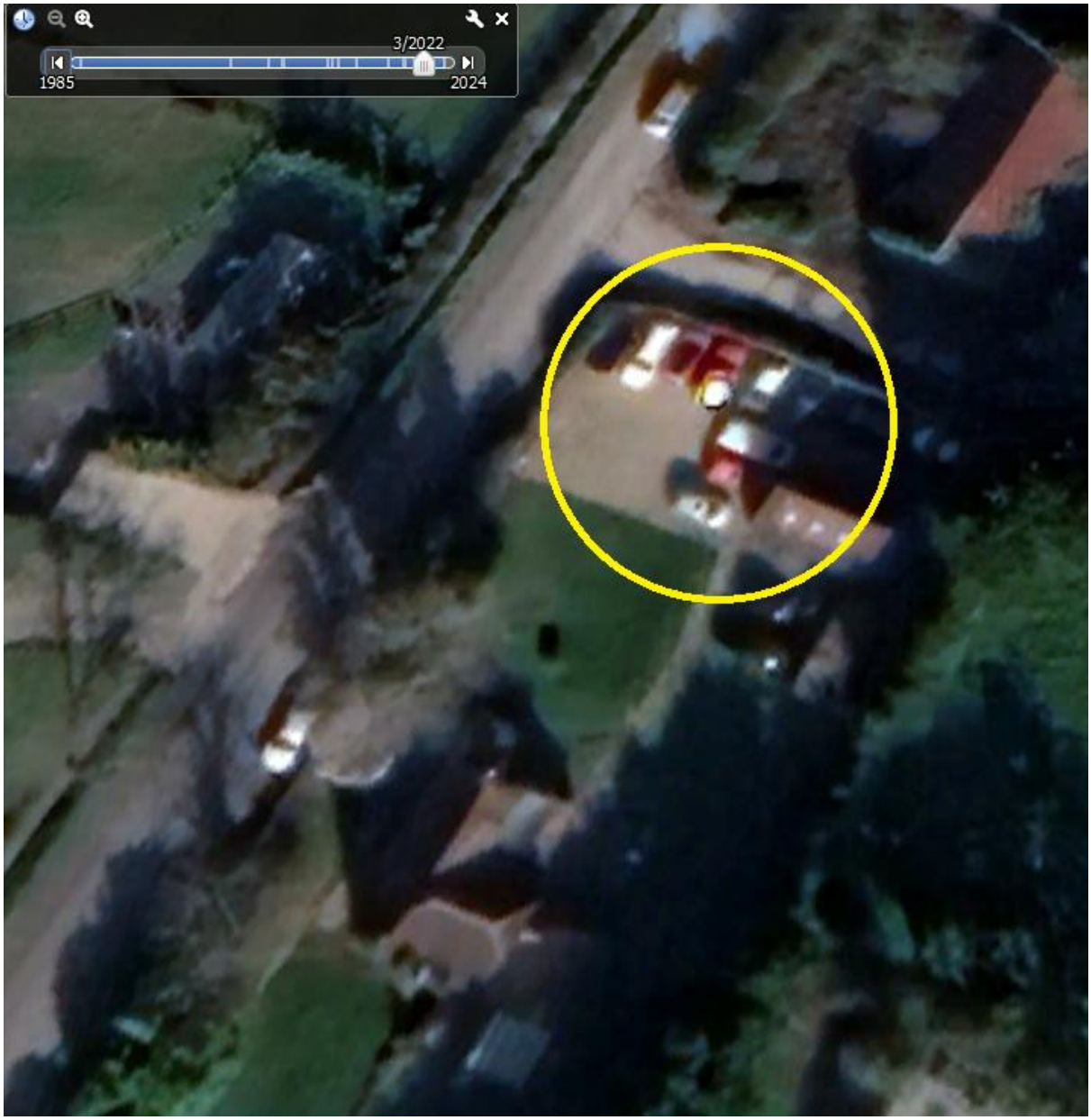
Listing NGR: TQ2533339362

Legacy System number: **299459**
Legacy System: **LBS**

APPENDIX 2 – Aerial photos confirming longstanding vehicle storage / repair use

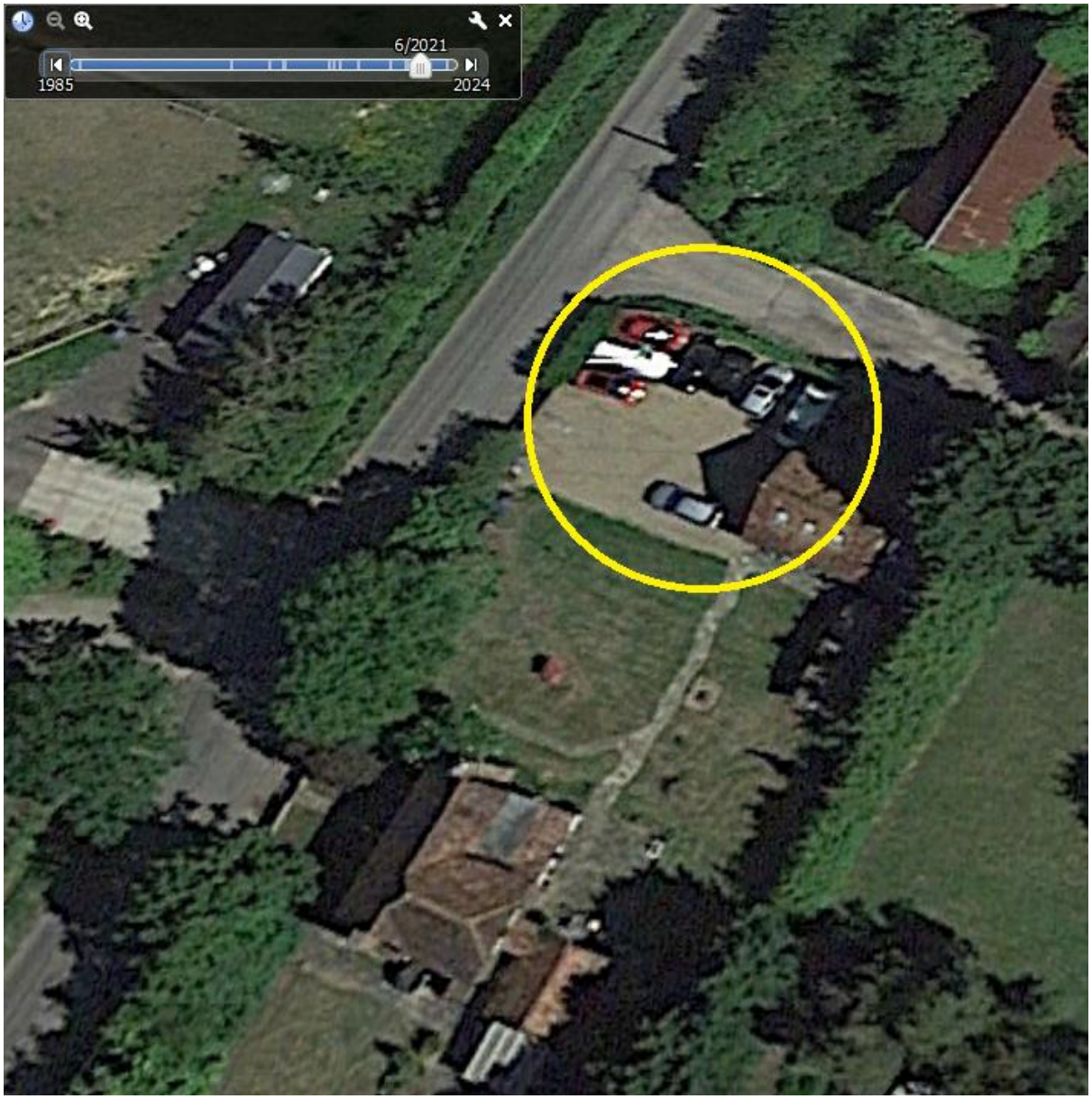


Above – March 2025 aerial photo



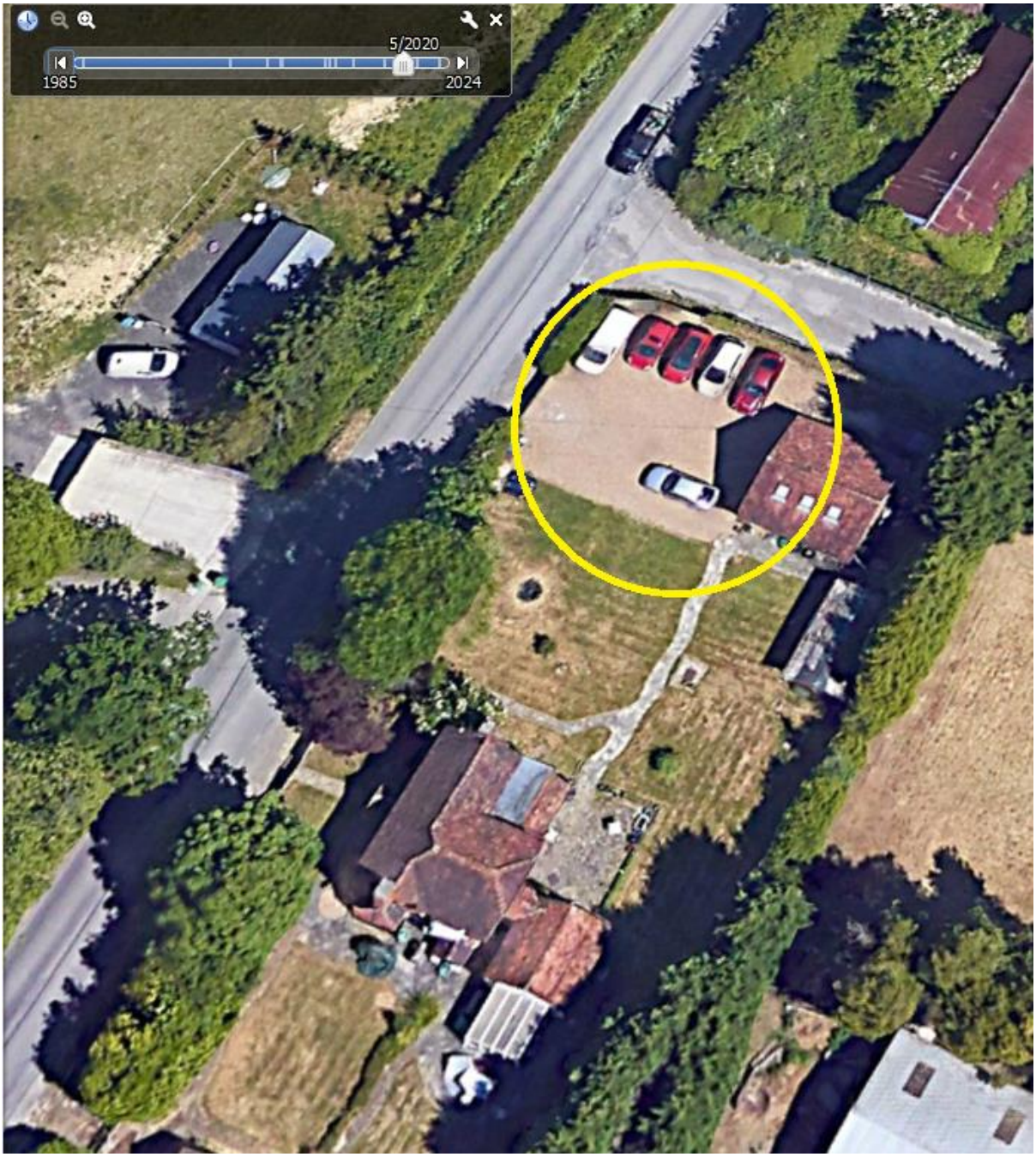
Above – March 2022 aerial photo

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk



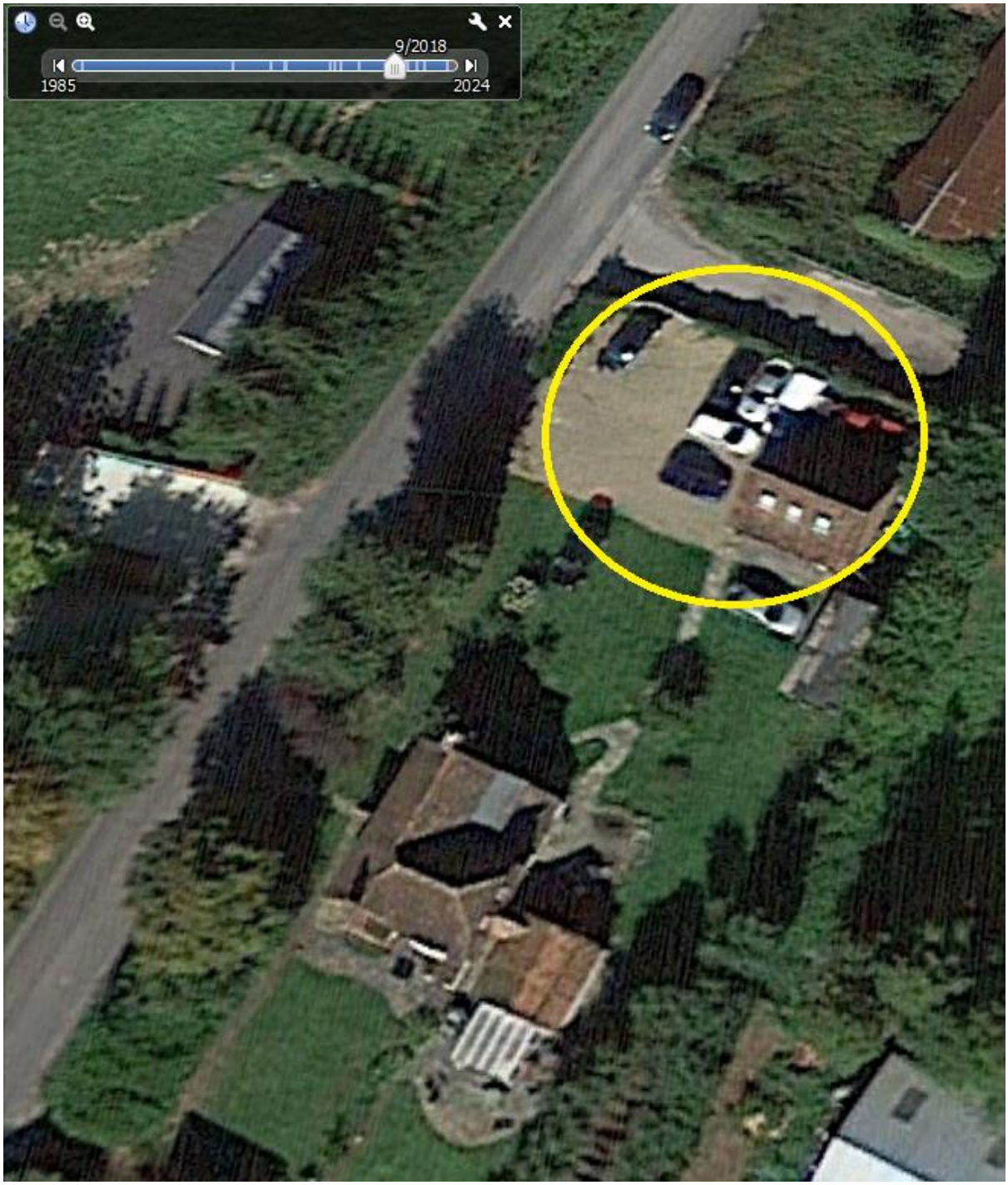
Above – June 2021 aerial photo

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk



Above – May 2020 aerial photo

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk



Above – September 2018 aerial photo

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk



Above – June 2013 aerial photo

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835 – phil@proweplanning.co.uk