

Planning, Design & Access Statement.

Fernhurst, Billingshurst Road, Coolham, Horsham. RH13 8QN

Householder Planning Application

for the proposed erection of a detached garage / garden room



Site description;

The application site comprises a detached two storey white painted brick and tile cottage and detached garden outbuilding served by access directly off Billingshurst Road.

It sits within a very generous plot to the north side of the A272 road with driveway parking available to the side and within its frontage.

The site frontage presently comprises a 1.8m close barded fence.

The proposal is to provide a retaining wall and new hedge planting behind the retained fence.

The property is located in the countryside (outside the built-up boundary) for planning purposes but has established large family homes opposite and adjacent to the east and west side with a wooded area to the north.

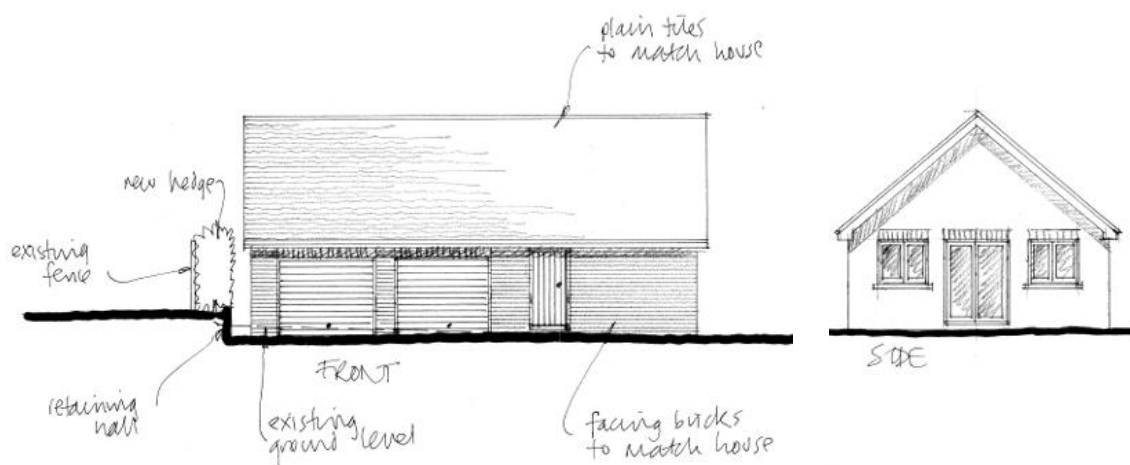
It does not lie within a conservation area and there are no statutory heritage assets nearby. It lies within flood zone one and not within the designation of national landscape or greenbelt.

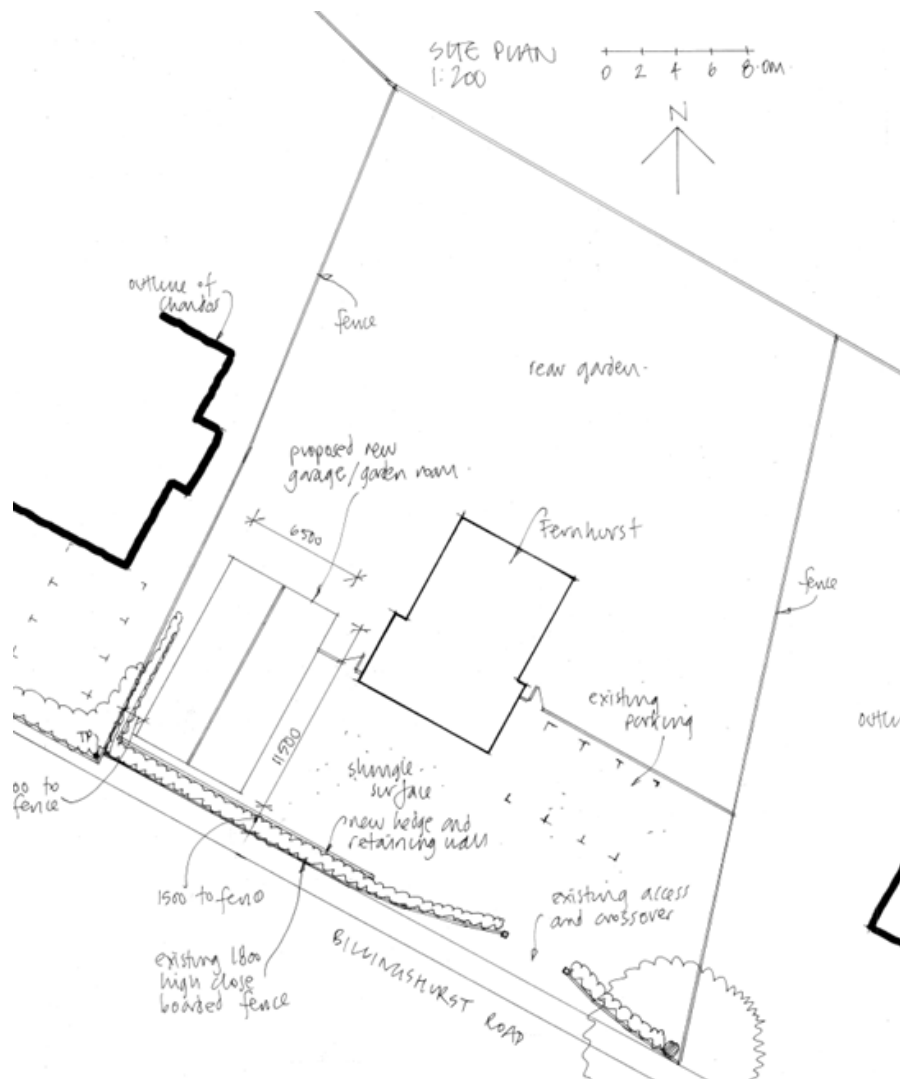
It also does not lie within an area containing protected trees.



The application seeks permission to erect a detached garage / garden to the sites side / frontage. The new building will be formed in matching face brick and plain tiles under a pitched gabled roof .

See *proposed elevations and site layout (not to scale) below / overleaf.*





No change is proposed to the access arrangements with frontage driveway parking and turning for three cars to be retained as well as internal driveway access to the new garage.

The application site lies on the part of Billingshurst Road that is typified by similar large, detached family homes (extended over time) in generous plots of varying architectural styles and in a variety of materials.

The proposal seeks to address the existing property's shortcomings whilst also directly addressing the importance of securing the property in its optimum viable use as a family home and to improve its related functionality and sustainability credentials.

The proposal presents an uplift of an existing residence and maximises opportunities presented by its very generous attendant plot.

The new garage design integrates elements of the existing house and introduces positive enhancements both to the appearance of the property and the way it functions and meets future expectations.

Planning Assessment

The site is located outside settlement limits and is therefore to be considered under the following policies that seek to control such development and which acknowledge that where acceptable in principle, the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

The guidelines seek to protect the separate identities of settlements and to maintain the quality of the environment.

The new addition proposed is not considered to be 'disproportionate' in size to the existing home and remain commensurate with the very generous overall plot size and configuration of the existing dwelling which remains comparable to other (also variously extended) properties within close proximity.

In this case therefore the proposed building included consideration of the site context and relationship to its only neighbour, to avoid negative impacts to the appearance or setting of the property and/or the wider area in which it sits and to protect the reasonable residential amenities of adjoining occupiers.

The Government's NPPF 2024 attaches great importance to the design of the built environment with good design being noted a key aspect of sustainable development and which should also contribute positively to making places better for people.

It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and provides for a presumption in favour of sustainable development. It makes it clear that for decision taking (on applications for planning permission) this means:

- *approving development proposals that accord with the development plan without delay;*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - i. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - ii. specific policies in this Framework indicate development should be restricted.*

The presumption is therefore that planning permission should be granted unless there are good reasons in an up- to-date plan to resist such.

Of key importance here also is guidance at NPPF Paragraph 135 which states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;

The proposal is fully compliant with these overarching national planning policy objectives.

In relation to Local Development Plan policy the development as proposed was designed with reference and regard to the aims and objectives of the following policies;

Horsham District Planning Framework (2015):

- Policy 26- Strategic Policy: Countryside Protection
- Policy 28- Replacement Dwellings and House Extensions in the Countryside
- Policy 31- Green Infrastructure and Biodiversity
- Policy 32- Strategic Policy: The Quality of New Development
- Policy 33- Development Principles

Shipley Parish Neighbourhood Plan (2019-2031):

Policy Ship HD3: High Quality Design

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

The main considerations that derive from an assessment of these policies are set out below;

Character and Appearance

Policy 28 of the HDPF seeks to ensure that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

In addition, ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters.

The policies also seek to ensure that the scale, massing and appearance of development 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.

Policy Ship HD3 states “All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance (in Appendix 2 of this Neighbourhood Plan). New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.”

The new building has been sited and designed to remain as a respectful and subservient addition to the host dwelling’s plot in bulk and height, (much of which itself remains well screened from public realm view or perception by either existing boundary treatment) and through the use of matching and complementary materials and design detailing.

Accordingly, the new buildings modest design, which is similar in architecture and matching materials to the existing property, the proposal would not have any harmful visual impact and nor does it inappropriately encroach into the surrounding countryside. There are many examples of such frontage development / garaging in the nearby vicinity such that the new building would not appear out of character.

As such the proposed development is considered acceptable in terms of scale, design and appearance and would not have any significant detrimental impact on the visual qualities of this particular neighbourhood character or, indeed its own amenity space.

The provision of enhanced and more flexible accommodation within the home that can be adapted to offer ‘lifetime living opportunities’ in the future and which offers immediate sustainability and visual improvement gains as part of the new build, is considered very important in providing a long term sustainable future for the property and how it functions as a family home in accordance with overarching planning policy, guidance and advice.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the size, siting and layout of the proposed building and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity by virtue of appearing overbearing, or by overlooking or loss of privacy. Openings and fenestration are at ground level and look over the property’s own established amenity areas.

The architects have assessed the proposal against the above-mentioned policy in terms of the impact on neighbouring residential properties with specific regard to the key criteria measures.

Amenity for the occupiers

Garden depth, separation distances and adopted parking standards remain consistent with typical expectations in areas such as this and are compliant with adopted standards.

The proposals also address design guidance that looks to achieve homes that provide internal environments and associated external spaces that support and improve the health and well-being of their occupants providing comfortable, safe, accessible and sustainable living environments.

The promotion of health and well-being is also ensured through the provision of good quality and quantity of daylight/sunlight and sufficient ventilation to provide fresh air, reduce the build-up of moisture and prevent overheating to assist in avoiding designed-in obsolescence and dependence on large amounts of energy/resources.

The proposals address the important relationship between 'quality of life' and 'place' – both in terms of the aesthetic qualities of good design (creating moments of joy and delight) and the value of creating sustainable social environments where the owners have greater control over buildings and how they use them with the use of emerging technologies to improve the functionality and comfort of such new internal spaces.

Other Matters.

Highways

The application has been considered against the adopted local plan parking standards and it is considered that the proposed development would not have an undue impact upon the highways network and is considered acceptable in this regard. The existing access, and driveway parking areas are sufficient for the property and are maintained.

Impact on Trees

Local plan policy suggests that new developments should protect and conserve trees important to the amenity of the area and that ample space should also be provided for the future growth of retained trees.

Any loss or harm to such trees in some circumstances be mitigated by replanting but should always be justified by the applicant.

In this case the new garage / garden room building can be accommodated without the loss of important trees and should it be considered necessary the sizeable plot offers the opportunity for new planting. New frontage hedge planting forms part of the proposal.

Flood:

The site falls within Flood Zone 1 so no FRA is required.

Biodiversity & the impact on protected species;

Policies of the Local Plan sets out that development in the Borough that will conserve and where possible restore and/or enhance, biodiversity will be permitted.

Site investigations have suggested that the location of the new garage does not support any bat roosts, or protected species habitat. The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water, and is not an agricultural building or barn.

Given the location and scale of the proposed works upon existing developed / hard surfaced residential garden areas, it is not considered that the development proposed would be likely to have any adverse biodiversity impact

Sustainability;

Materials used for the extensions will be primarily selected to best suit and complement the existing dwelling.

That said the new work will also seek to exceed the standard of thermal and energy efficiency performance presently required by building regulations. Appropriately environmentally friendly insulation will be used.

Water Neutrality;

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a significantly more intensive occupation of the dwelling than is presently possible (bearing 'permitted development' options in mind) necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects.

The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other planning benefits

The proposed extension would provide benefits of both an environmental, social and economic nature.

From a social perspective, this would be through the creation of an increase in accommodation and in the flexibility of use of this particular housing.

From an economic perspective, the construction of the garage / garden room building will provide employment opportunities for local tradespeople.

From an environmental perspective the proposals enhance the visual appearance and sustainability of the existing home.

Conclusion;

The context of the application site and the surrounding area has been carefully considered and fully taken into account by the architects in designing the application proposals.

The Government's NPPF states that planning should always seek to secure high quality design and avoid conflict between the character and appearance of an area and the identifiable need to improve the appearance and functionality of the existing property.

This guidance which looks for planning decisions to address the connections between people and places and the integration of new development into the natural, built and historic environment should ensure that sustainable development is permitted where proposals

respond to local character and history, (are visually attractive as a result of good architecture) and reflect the identity of local surroundings and materials.

The proposal also addresses directly the importance of securing the property in its optimum viable use as a flexible family home and to improve its related functionality and sustainability credentials.

This particular proposal presents a noteworthy uplift of an existing residence that presently fails to maximise opportunities presented by its attendant plot.

The new building introduces a positive enhancement both to the appearance of the property and the way it functions and meets future expectations.

The proposal will not materially damage the prevailing character of this established residential area nor the quality and character of views within it.

The proposal is of an appropriate yet simple and modest design, with matching finishes and materials and is of a size, scale and arrangement that is appropriate to the host building being commensurate with its plot size and compliant with the prevailing policy.

For all of these reasons we look forward to the Local Planning Authorities support for these proposals.

