

MME PLANNING SERVICES

Erection of a replacement dwelling and associated works.

at

Little Orchard, Dagbrook Lane, Henfield, West Sussex,
BN5 9SH

Planning Statement

Ref: P-057b

July 2026

Version 1



Figure 1: Site Location / Red Line Area

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1. Introduction

- 1.1 We are instructed to prepare and submit this full planning application for the demolition of the existing bungalow on site and erection of a two-storey replacement dwelling and associated works at Little Orchard, Dagbrook Lane, Henfield, West Sussex, BN5 9SH.
- 1.2 This statement sets out the proposed scheme with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

2. Site, Surroundings and Background

- 2.1 The application site consists of a detached bungalow located on the southern side of Dagbrook Lane, Henfield. The site is located within the countryside in policy terms, but no other statutory designations cover the site. The site is within a rural area characterised by farms and individually designed dwellings.
- 2.2 The site area measures approximately 0.1ha and the existing dwelling on site has a Gross Internal Area (GIA) of approximately 109sqm. The existing bungalow on site has a pitched roof design and is not considered to be of any architectural or aesthetic merit. The existing dwelling is currently occupied and in full use.
- 2.3 It is noted that the existing dwelling / site benefits from an approved Lawful Development Certificate Application (LDC) for proposed single storey side and rear extensions under planning reference DC/21/1981, and an extant permission under Schedule 2, Part 1, Class AA of the General Permitted Development Order (GPDO) 2015 (as amended) for a first-floor extension under planning reference DC/25/0753.

3. Planning History

- [Siting of residential mobile home Site: Brookside Farm Dagbrook La Henfield](#)
Ref. No: HF/71/93 | Status: Application Permitted, April 1994
- [Erection of one bungalow Site: Land Adj Brookside Farm Dagbrook Lane Henfield](#)
Ref. No: HF/38/00 | Status: Application Permitted, April 2001

- Removal of conditions 4 and 5 from planning permission HF/38/00 (Erection of one bungalow) in order for the dwelling to benefit from permitted development rights for extensions, alterations and outbuildings.

Ref. No: DC/21/0524 | Status: Application Permitted, May 2021

- *Erection of a single storey side and rear extension (Lawful Development Certificate - Proposed).*

Ref. No: DC/21/1981 | Status: Application Permitted, October 2021

- Prior approval for the enlargement of an existing dwellinghouse by addition of an additional storey resulting in an increase in height of 2.7m

Ref. No: DC/21/2018 | Status: Permit Prior Approval, April 2022

- *Prior Approval for the enlargement of existing dwellinghouse thorough the erection of an additional storey resulting in an increase of height of 2.7m.*

Ref. No: DC/25/0753 | Status: Permit Prior Approval, July 2025

4. Proposals

- 4.1 As detailed above, planning permission is sought for the replacement of the existing bungalow on site with a two-storey, 4-bed detached dwelling. The proposed dwelling would be positioned in the same location as the existing dwelling to be demolished. The proposed dwelling would have an overall width of approximately 22.3m, an overall depth of approximately 17.3m, and an overall height to the ridge measuring approximately 8.2m. The proposed dwelling would have a GIA of approximately 354sqm.
- 4.2 This application follows the granting of two applications for extensions to the existing property under current permitted development rights, as detailed at section 2 above. The permitted extensions, which include various single storey extensions and a first floor extension would facilitate the creation of extensive additional floor space measuring approximately 300sqm, very similar to that of the proposed dwelling. The proposed extensions can be implemented and combined together, represent a viable and realistic fall-back position, should the replacement dwelling be refused for any reason.



Figure 2: Proposed Site Plan

- 4.3 The proposed dwelling is designed to resemble a modern barn-style property of architectural merit, with front and rear gabled features and a mixture of materials, creating a building of interest within this setting. The proposed dwelling would be contained within the residential curtilage of the existing dwelling to be removed, with all soft boundary treatments and landscaping features retained.
- 4.4 The proposals would consist of zinc and timber cladding to the walls, a zinc roof and aluminium-framed windows and doors, creating a rural appearance to the building through the use of natural materials. The proposed dwelling would have a mixture of features, including gabled elements, front, side and rear projections and variations to the eaves heights.

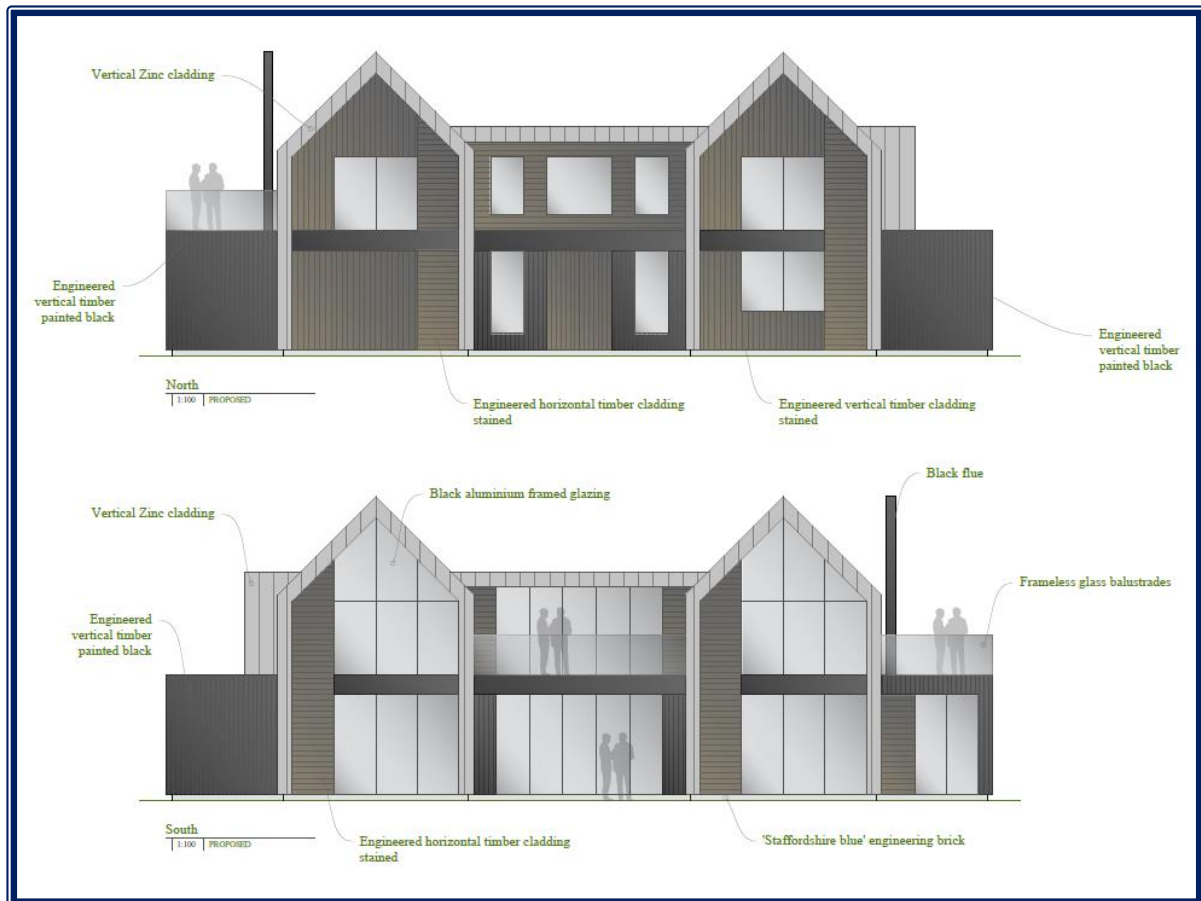


Figure 3: Proposed Elevations

- 4.5 The proposed design is considered to be appropriate and a significant enhancement when compared to the existing dwelling and its extended form, which is not considered to be of any architectural merit or interest. The existing properties and buildings within the immediate vicinity all differ in terms of appearance and built form and the proposed dwelling would assimilate with this varied character. The garden space to be retained would be commensurate with the size and scale of the proposal and neighbouring residential properties.
- 4.6 The proposed development is considered to be appropriately separated from neighbouring properties to avoid any impact on amenity and would provide a good level of accommodation for future occupiers. Sufficient parking would also be provided, with the development served by an existing access.

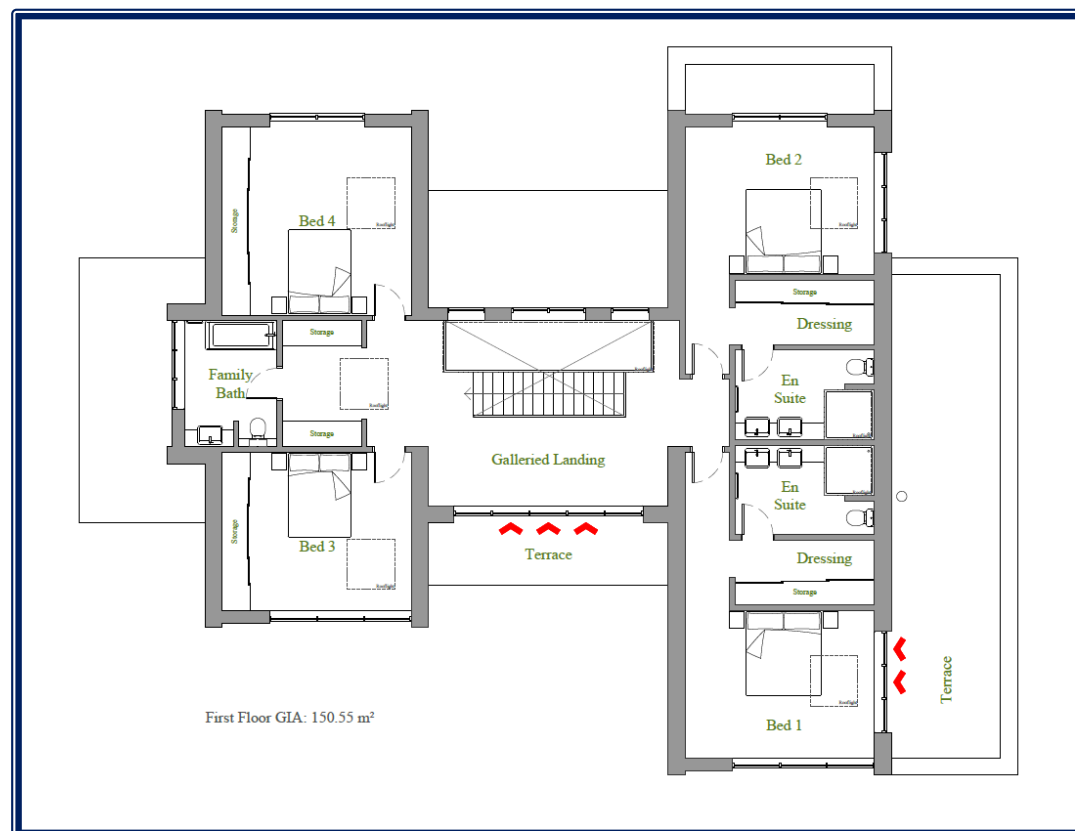
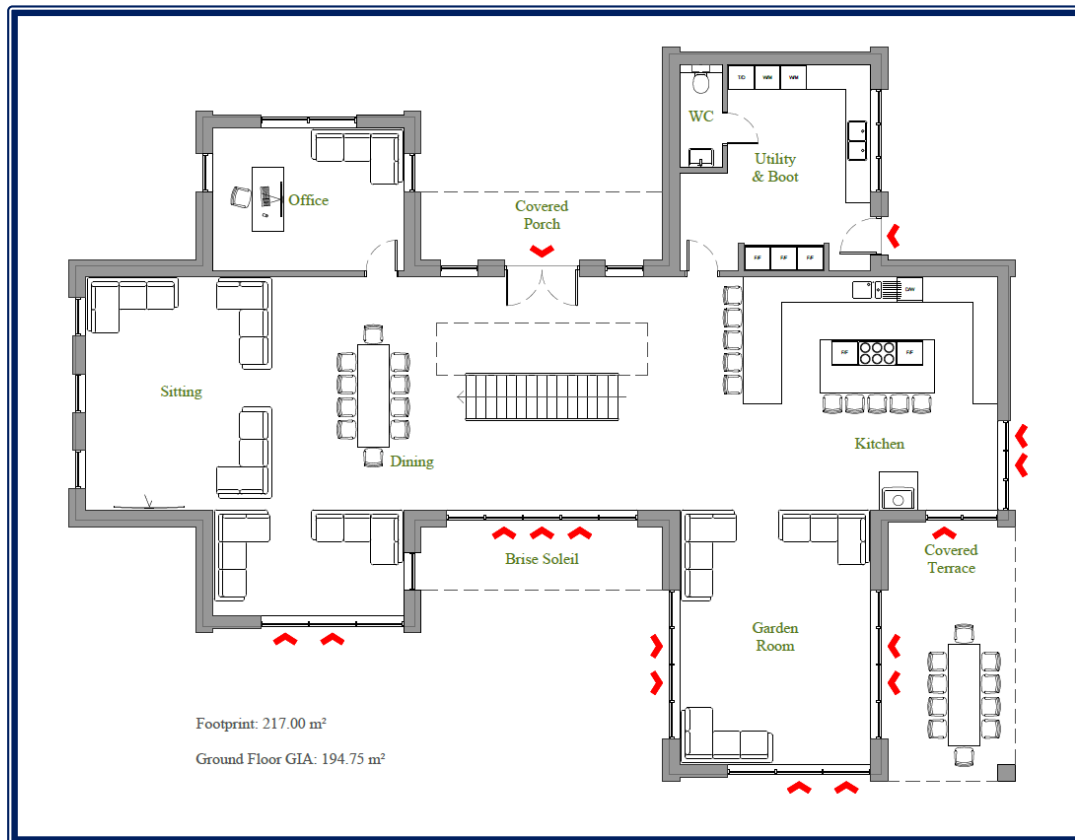


Figure 4: Proposed Floor Plans

5. Planning Policy

National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives: economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11 (d)).

Horsham District Planning Framework (HDPF) (2015)

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry limited weight in decision-making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted in April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out-of-date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025 advised that the Plan is withdrawn due to concerns about its legal compliance. Proceedings for the new Local Plan have now re-opened, however the new local plan carries limited weight in decision-making at this stage.

5.6 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision-making.

5.7 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- 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
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 – Parking

Henfield Neighbourhood Plan (HNP) (2021)

5.8 Neighbourhood Plan policies relevant to this application are as follows:

- Policy 1: A spatial plan for the parish
- Policy 4: Transport, Access & Car Parking
- Policy 10: Green Infrastructure & Biodiversity
- Policy 12: Design Standards for Development

Planning Advice Note(s) (PAN)

5.9 Relevant PANs to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

6. Planning Considerations

Principle of Development

- 6.1 Policy 28 of the HDPF relates to the protection of the countryside. Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Replacement dwellings will only be supported on a one-for-one basis and if it can be demonstrated that the property is not derelict.
- 6.2 As detailed above, while the site is located in the countryside, outside of any defined built-up area boundary, the proposal involves the demolition of the existing dwelling which is currently in use, and the erection of a replacement dwelling on a one-for-one basis located within the existing residential curtilage.
- 6.3 The proposed dwelling would have a GIA of approximately 354sqm, compared to the existing dwelling which has a GIA of approximately 109sqm. However, it is highlighted that the existing dwelling can be extended significantly to provide a dwelling with a GIA of approximately 300sqm under permitted development rights. The overall increase between this and the proposal is therefore considered to be minimal, with the proposed dwelling sitting comfortably within the retained curtilage. The principle of the proposal is therefore considered acceptable and would accord with the above policy.

Design and Appearance

- 6.4 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.

- 6.5 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.6 As detailed above, the existing dwelling on site is not considered to be of any architectural or aesthetic merit. The same would apply if the permitted extensions were implemented. It is therefore considered that the removal of the existing dwelling and erection of a new dwelling of architectural interest would result in an enhancement of the site and surroundings. The design of the proposed dwelling would take its cues from this rural character, with the proposed dwelling appearing as a modern barn-style building. The proposed materials to be used for the proposed dwelling would consist of natural materials and would reflect the agricultural character of the surroundings.
- 6.7 The proposed design is considered to be in keeping with the setting and the overall scale would be comparable to existing development within the immediate vicinity, and appropriate in terms of the size of the plot. The proposed dwelling would be located in essentially the same location as the existing building to be removed, with the garden space to be provided being appropriate, given the size of the plot.
- 6.8 The resulting design of the proposed building, overall, is considered to be a marked improvement when compared to the existing dwelling on site and the design that could be secured through the various extensions and would result in an enhancement to the setting. Additional planting is proposed, and the applicant would accept a planning condition requiring the submission and approval of a detailed landscaping scheme, which would result in a further enhancement to the site.
- 6.9 The proposed development would result in a higher quality development when viewed against the existing dwelling and approved schemes, and would appropriately reflect the character and visual amenities of the countryside location creating a dwelling of architectural merit and interest. Overall, the proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

Neighbouring Amenity and Level of Accommodation Provided

- 6.10 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.
- 6.11 Given the relationship of the proposed dwelling, as indicated on the site plan provided, with neighbouring properties, and the fall-back position, primarily taking into account the approved first floor extension under planning reference DC/25/0753, it is considered that the proposals would not have a detrimental impact in terms of overlooking, loss of privacy, overbearing impacts or loss of light to neighbouring residential properties. An appropriate garden area would be retained for the proposed dwelling which would provide adequate external amenity area for future occupiers. The proposals would also comply with Nationally Described Space Standards (NDSS).
- 6.12 The application is therefore considered to be acceptable in this regard, in accordance with Policy 33 of the HDPF.

Parking and Highways

- 6.13 Policies 40 and 41 of the Horsham District Planning Framework relate to transport and parking, and states that more transport choice including community transport where appropriate will be encouraged, as well as a reduction in private car use and greater accessibility to more sustainable modes of transport. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- 6.14 The plans indicate that the proposals would be served by an existing access to the site, and as such, no highway safety concerns are anticipated. Given that proposals relate to a 1 for 1 replacement of an existing dwelling with a new dwelling, the proposed scheme would not result in a marked increase in trips to and from the site which would be detrimental to the function of the highway network.
- 6.15 Sufficient space for parking would be provided on site, and overall, the proposals would be acceptable in this regard, in accordance with Policies 40 and 41 of the HDPF.

Ecological and Biodiversity Considerations / Enhancements

6.16 Policy 31 of the HDPF states that:

“Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks”.

6.17 The application is supported by a detailed Preliminary Ecological Assessment (PEA) and a Bat Emergence and Re-Entry Survey (BERS) report. The submitted ecological information outlines that overall, the proposals would not have a detrimental impact on protected habitats or species with mitigation and enhancement measures proposed.

6.18 As such, the submitted details provided, indicate that there would be no detrimental impact on habitats or protected species, in accordance with Policy 31 of the HDPF.

7. Summary and Conclusion

7.1 Overall, given that the proposal relates to the replacement of an existing dwelling with a new dwelling, the design and appearance of the existing dwelling on site, and the viable and realistic fall-back position established through the approved applications which allow for the existing dwelling to be extended, the proposal represents an appropriate form of development in this location.

7.2 The proposals would be acceptable in terms of design and impact on the setting, and would not appear prominently within this context, resulting in an enhancement in terms of design and appearance and a building of architectural merit and interest.

7.3 The proposals would also be acceptable when considered against all other material matters, as detailed within this statement and supporting information.

7.4 As such, while now considered to be out of date, the proposals would be in accordance with Policies 28, 31, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant planning permission accordingly.