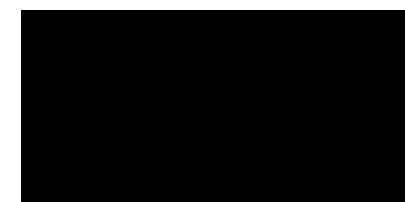




10 Glendale Cl, Horsham RH12 4GR

**PLANNING STATEMENT
CG-379
AUG 26
CADGUYS DEVELOPMENTS LTD**



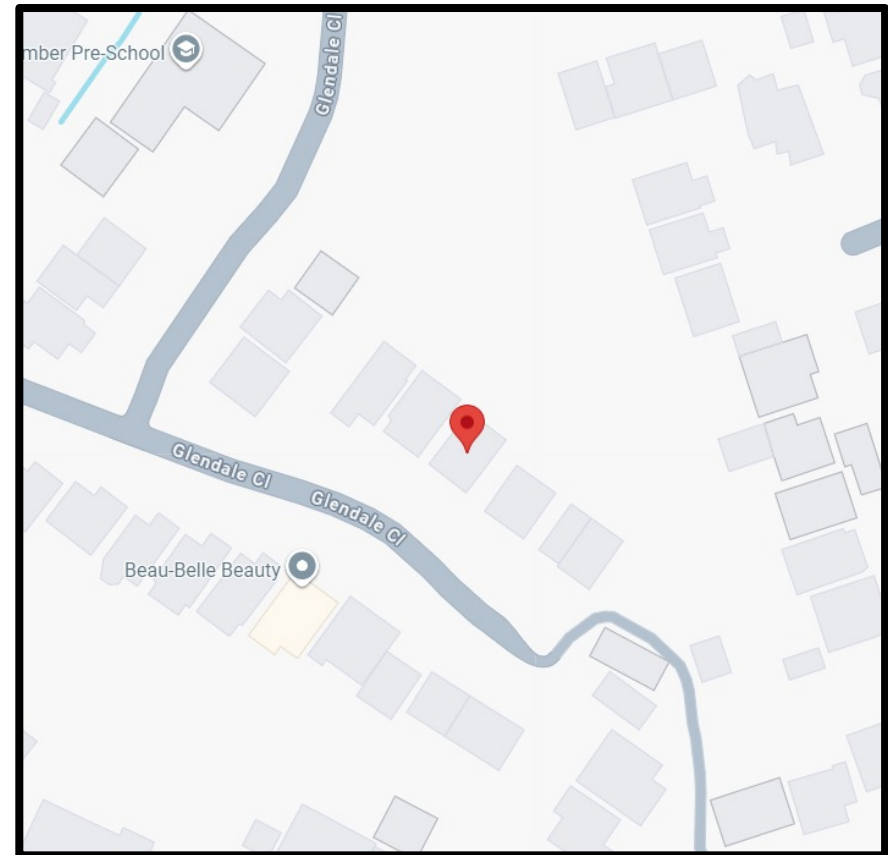
Sonny Medcalf
Architectural Designer BA(Hons) MA.
CADGUYS DEVELOPMENTS LTD

Date: 11 AUG 2026

Aerial Photo



Road Map



Details

Location 10 Glendale Cl, Horsham RH12 4GR
LPA Horsham District Council
Site Area 554m²



PHOTOGRAPHS OF THE SITE

Conversion and extension of the existing garage to provide an ancillary residential annexe

1. Introduction

This planning statement supports a householder application for the conversion of the existing attached garage and the construction of a single-storey extension projecting approximately 5 metres to the rear. The works will provide a modest, self-contained residential annexe for occupation by a close family member who needs to live nearer to the family while retaining an appropriate degree of privacy and independence.

The proposed annexe will be used solely as accommodation ancillary to, and in connection with, the principal dwelling at 10 Glendale Close. It is not intended to create a separate dwelling or independent planning unit.

The annexe will remain in the same ownership as the main house and will share its existing access, parking, garden and services. It will not be separately sold, rented, sublet, advertised as holiday accommodation or used for Airbnb or any comparable short-term letting. The applicant would accept an appropriately worded planning condition securing the accommodation's continued ancillary relationship with the main dwelling.

2. Site and Proposed Development

The application property is a two-storey detached dwelling situated within an established residential cul-de-sac. The existing garage is attached to the eastern side of the house and extends towards the rear garden.

The proposal makes efficient use of this existing domestic structure and extends it approximately 5 metres to the rear in a narrow, single-storey form. The proposed accommodation comprises one bedroom together with a lounge, kitchen and bathroom facilities.

These facilities will allow the family member to retain a reasonable level of privacy and independence. However, their inclusion does not alter the ancillary nature of the accommodation. The annexe will remain visibly, physically and functionally subordinate to the main four-bedroom dwelling and will continue to form part of one shared residential property.

No separate residential curtilage, boundary enclosure, vehicle access, postal address or independent parking arrangement is proposed.

3. Principle of Ancillary Accommodation

The proposal responds to a genuine family need and will enable a close relative to live near the household and receive appropriate family support without creating an additional dwelling.

The important planning characteristics are the relationship between the accommodation and the main house, its scale and position, the sharing of access and outside space, and its occupation by a close family member. In each respect, the proposal is clearly ancillary.

The annexe will be attached to the main dwelling, will be substantially smaller than it and will lie wholly within the existing residential curtilage. It will rely upon the same access, parking, services and garden serving 10 Glendale Close. There will be no physical or functional subdivision of the property.

The proposal will therefore remain part of the existing residential use of the site and will not increase the number of separate dwellings.

4. Design and Appearance

The proposed development uses the existing garage footprint together with a proportionate rear extension. The addition will remain single-storey and clearly subordinate to the principal two-storey dwelling.

A restrained flat-roofed form is proposed, incorporating rooflights and carefully positioned doors and windows. The low roof profile will limit the visual prominence of the development and prevent it from competing with the scale or appearance of the main house.

The external materials and colours will be selected to complement the existing dwelling and its garden setting, ensuring that the completed development appears as a coherent but clearly subordinate domestic addition.

The extension will have a limited presence when viewed from Glendale Close and will principally be experienced from within the application property's private rear garden.

5. Effect on Neighbouring Amenity

Although the rear extension will run along the boundary, its single-storey form and low roof profile will materially limit any potential overbearing effect or loss of outlook.

The proposed layout avoids intrusive boundary-facing glazing, with the principal outlook directed into the host property's own garden. The existing boundary treatment and established planting will also help contain views of the development.

The annexe will be occupied by a close family member as part of the main household. Its domestic use is not expected to produce materially greater noise, activity, overlooking or disturbance than the existing dwelling.

No separate access or independent parking arrangement is proposed. The development will therefore cause no material change to the established residential character.

6. Planning Policy

The proposal accords with the design-led approach of the National Planning Policy Framework and with Policies 32 and 33 of the adopted Horsham District Planning Framework.

These policies seek high-quality development that responds appropriately to its context, respects the character of the surrounding area and avoids unacceptable harm to the amenities of neighbouring occupiers.

The subordinate scale, low roof form, complementary materials, retained shared access and carefully positioned openings ensure that the proposed development meets these objectives.

7. Relevant Local Planning Decisions

Planning permission was granted under reference DC/23/2239 at 103 Pondtail Road, Horsham, RH12 5HT for the conversion of an existing garage into an annexe. North Horsham Parish Council recorded no objection to the annexe while expressly distinguishing the proposal from the creation of an additional private dwelling. Horsham District Council subsequently permitted the application.

A further relevant decision is DC/17/1566 at Tanimola, 2 Testers Close, Southwater, where Horsham District Council approved the conversion of a detached double garage into an annexe ancillary to the main dwelling.

That annexe contained a lounge, kitchen, bathroom and bedroom. The Council accepted that it remained ancillary because it was intended for occupation by a family member, was subordinate and close to the main dwelling, shared the existing garden and primary access, and did not involve any subdivision of the plot. A condition was imposed preventing the annexe from being occupied independently of the main dwelling.

The same indicators of ancillary use are present at 10 Glendale Close, with the additional benefit that the proposed annexe will be physically attached to the host dwelling.

Each planning application must be determined on its own merits, and these decisions are not relied upon as binding precedents. They nevertheless demonstrate the Council's established distinction between providing self-contained facilities for a family member and creating a separate independent dwelling.

8. Conclusion

The proposal provides a proportionate and practical response to a close relative's need to live nearer to their family while retaining an appropriate degree of privacy and personal independence.

It makes efficient use of the existing attached garage and adds a modest single-storey rear extension that will remain subordinate to the principal dwelling and compatible with the established residential setting.

The accommodation will remain ancillary to 10 Glendale Close at all times. It will share the ownership, access, parking, services, garden and residential life of the main dwelling. It will have no separate curtilage and will not be separately sold, rented, sublet or used as holiday accommodation.

Subject to an ancillary-occupation condition if considered necessary, the proposal will preserve the character of the area and the amenities of neighbouring properties. Planning permission should therefore be granted.