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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a Householder Planning Application for the demolition of an existing detached garden outbuilding and the erection of a detached ancillary residential annexe within the rear garden of 15 Vale Drive, Horsham.
- 1.2 The proposal has been carefully designed to provide ancillary residential accommodation for the applicants' adult daughter whilst remaining wholly subordinate to, and functionally dependent upon, the principal dwellinghouse.
- 1.3 The accommodation has intentionally been designed to provide sleeping accommodation only and will remain reliant upon the principal dwelling for all day-to-day domestic functions including cooking, washing, bathing, sanitation and laundry. It is neither intended nor capable of functioning as an independent dwelling.
- 1.4 A review of Horsham District Council's planning records has identified no planning history directly relevant to the proposed development. The application should therefore be considered on its own planning merits having regard to the Development Plan and all other material planning considerations.

2.0 SITE AND SURROUNDINGS

- 2.1 The proposal seeks planning permission for:

“Demolition of existing detached outbuilding and erection of detached ancillary residential annexe.”

- 2.2 The application site comprises an existing two-storey terraced dwelling located within an established residential area of Horsham. The property occupies a long rectangular residential plot extending to approximately 175m² and benefits from a private rear garden containing an existing detached timber garden outbuilding.
- 2.3 The surrounding area is characterised by established residential development comprising predominantly terraced and semi-detached dwellings set within generous rear gardens. A variety of domestic outbuildings, fences, planting and ancillary structures are evident throughout the locality, contributing to the established suburban character of the area.

3.0 PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the demolition of the existing detached timber outbuilding and the erection of a detached ancillary residential annexe positioned within the rear garden of the application property.
- 3.2 The replacement building occupies substantially the same position as the existing outbuilding and remains wholly contained within the established residential curtilage. The proposed building provides approximately 16.3m² of internal floor area and maintains a modest overall height of 2.5 metres beneath a shallow mono-pitched roof.
- 3.3 External materials comprise natural log timber cladding with timber-framed double-glazed windows and doors. The simple design ensures the building remains clearly subservient to the principal dwelling whilst complementing its garden setting.
- 3.4 The accommodation will comprise sleeping accommodation and associated personal space only, including a bed, clothes storage, desk, television, electric heating and internet connection.
- 3.5 No kitchen, kitchenette, sink, water supply, foul drainage, shower, bath or WC facilities are proposed.

4.0 PLANNING CONSIDERATIONS

- 4.1 This application has been prepared having regard to the National Planning Policy Framework together with the adopted Development Plan for Horsham District. Collectively these documents seek to ensure that development achieves a high standard of design, protects residential amenity, responds positively to its surroundings and represents sustainable development.
- 4.2 The proposal has been carefully designed having regard to these planning objectives.

Principal of Development and Ancillary Use

- 4.3 The proposal represents a modest form of ancillary residential development located entirely within the established residential curtilage of an existing dwellinghouse.
- 4.4 The development replaces an existing detached domestic outbuilding occupying substantially the same position within the rear garden and

does not result in the subdivision of the site, the creation of an additional planning unit or the formation of a separate dwelling.

- 4.5 The proposed accommodation has intentionally been designed so that independent occupation is neither proposed nor reasonably possible.
- 4.6 The building contains no facilities ordinarily associated with independent residential occupation. No kitchen, kitchenette, sink, water supply, foul drainage, shower, bath or WC facilities are proposed. Consequently, the accommodation remains wholly dependent upon the principal dwellinghouse for cooking, washing, bathing, sanitation and all other day-to-day domestic functions.
- 4.7 The accommodation will remain occupied solely by the applicants' adult daughter in association with the principal dwellinghouse and will remain within the same residential planning unit at all times.
- 4.8 Having regard to the proposed accommodation, its intended occupation and the absence of facilities necessary for independent living, the proposal is considered to represent ancillary residential accommodation associated with the lawful occupation of the existing dwellinghouse rather than the creation of a separate dwelling.

Character and Appearance

- 4.9 The proposal replaces an existing detached garden outbuilding occupying substantially the same position within the rear garden. Whilst the replacement building is modestly larger than the existing structure, it remains a simple single-storey building of domestic proportions with an overall height of only 2.5 metres.
- 4.10 The use of natural timber cladding, modest proportions and simple contemporary detailing ensures the building remains visually subordinate to the principal dwelling and preserves the established character and appearance of the surrounding residential area.

Residential Amenity

- 4.11 The proposed building occupies substantially the same location as the existing outbuilding adjacent to the shared boundary. Owing to its single-storey form, modest overall height, retained boundary treatments and existing vegetation, the proposal is not considered to result in unacceptable overlooking, loss of privacy, overshadowing or overbearing impacts upon neighbouring occupiers.

- 4.12 The proposal utilises the existing residential access serving the dwellinghouse, requires no additional parking provision and does not result in the subdivision of the residential curtilage.

Sustainable Development

- 4.13 The proposal represents an efficient use of an existing residential curtilage through the replacement of an existing domestic outbuilding with ancillary accommodation that responds to the changing needs of the household. The development enables those needs to be met without creating a new dwelling or extending development beyond the established residential curtilage, representing an appropriate and sustainable form of residential development.

5.0 PLANNING BALANCE

- 5.1 The proposal represents a modest and proportionate form of ancillary residential development that has been carefully designed to meet the changing needs of the applicants whilst remaining subordinate to the principal dwellinghouse.
- 5.2 The development preserves the character and appearance of the surrounding area, safeguards neighbouring residential amenity and does not result in the creation of an independent dwelling or separate planning unit.
- 5.3 The proposal is therefore considered to accord with the overarching objectives of the Development Plan and the National Planning Policy Framework and represents sustainable development for which planning permission is respectfully sought.

6.0 CONCLUSION

- 6.1 The proposed development represents a modest, sympathetic and well-considered form of ancillary residential accommodation within the established residential curtilage of 15 Vale Drive.
- 6.2 The accommodation has been specifically designed to provide sleeping accommodation for the applicants' adult daughter whilst remaining wholly dependent upon the principal dwellinghouse for all domestic facilities. It has intentionally been designed without the facilities ordinarily associated with independent residential occupation and is therefore neither intended nor capable of functioning as a separate dwelling.

- 6.3 The proposal replaces an existing detached garden outbuilding with a sensitively designed single-storey structure that respects the character of the site, safeguards neighbouring residential amenity and continues the established pattern of ancillary domestic development within the locality.
- 6.4 Having regard to the Development Plan and all other material planning considerations, the proposal represents an appropriate form of ancillary residential development for which planning permission is respectfully sought.
- 6.5 The applicants fully acknowledge the ancillary nature of the accommodation proposed and, should the Local Planning Authority consider it appropriate, would have no objection to a planning condition restricting occupation of the annexe to purposes ancillary to the principal dwellinghouse.