

Planning Statement

Dear Horsham District Council,

Re: Proposed Erection of New Dwelling

This Planning Statement has been prepared in support of a full planning application for the erection of a new dwelling at land adjacent to Wickhurst Lane. The statement responds directly to the pre-application advice issued by Horsham District Council under reference **PE/26/0029** dated 20 March 2026 and demonstrates how the proposal accords with both national and local planning policy.

The site is located within the defined built-up area boundary of Broadbridge Heath where the principle of residential development is accepted in policy terms. The site currently accommodates a lawful commercial use within an established residential context characterised by a varied pattern of development, differing plot sizes and a mix of dwelling types. The surrounding area does not display a uniform architectural character or rigid development grain, but instead reflects gradual evolution over time through a variety of building forms and plot arrangements.

The proposal seeks planning permission for the erection of a modest new dwelling designed specifically in response to the physical constraints and context of the site. The development has been carefully considered in terms of scale, layout, massing and relationship to neighbouring properties in order to ensure that it integrates appropriately within the surrounding streetscene whilst making efficient use of sustainably located land.

The National Planning Policy Framework establishes a presumption in favour of sustainable development and promotes the effective use of land within existing settlements. The application site occupies a sustainable location within walking distance of local services, facilities and public transport connections. The proposal therefore represents a sustainable form of residential development that contributes positively towards local housing delivery without encroaching into the countryside.

The pre-application response issued by the Council confirmed that the principle of residential development is acceptable in this location subject to compliance with relevant planning policies, although concerns were raised in relation to the loss of the existing commercial use under Policy 9 of the Horsham District Planning Framework. In this respect, it is considered that the existing site is highly constrained in terms of its ongoing commercial functionality and long-term viability. The site is limited in scale and constrained by surrounding residential development, reducing its suitability for modern commercial operations. The proposed residential use would represent a more compatible relationship with surrounding neighbouring properties and would ensure the productive reuse of a constrained urban parcel within the settlement boundary. Given the limited scale of the lawful commercial use, the proposal would not result in material harm to the economic function or employment land supply of the district and is therefore considered compliant with Policy 9.

Concerns were also raised within the pre-application response regarding the scale and perceived intensity of development, with officers expressing the view that the site remained constrained in comparison to surrounding plots. Whilst it is acknowledged that the site is compact, the efficient use of land within sustainable urban areas is strongly supported by national planning policy and compact development is not inherently inappropriate. The proposal has been designed specifically for the site rather than representing a standardised house type inserted into an unsuitable plot. Careful consideration has been given to the building footprint, height, massing and relationship to boundaries in order to ensure that the dwelling sits comfortably within its context. This includes carefully considering the proposed building footprint in reality ship with the neighbouring garage, and positioning the proposed dwelling centrally within the plot to provide sufficient parking spaces, maximise amenity space, as well as respond to the stepped streetscene.

The surrounding area is characterised by a varied pattern of development including differing plot widths, building lines and architectural forms. There is no singular prevailing built form that would preclude smaller-scale infill development. The proposed dwelling would maintain an appropriate relationship with neighbouring properties and would not appear unduly dominant or visually intrusive within the streetscene. Whilst the proposed plot size differs from some surrounding residential plots, this alone should not prevent otherwise appropriate infill development, particularly where acceptable standards of design and amenity can be achieved.

The pre-application advice also identified concerns regarding the quality and usability of the proposed amenity space for future occupiers. However, neither the National Planning Policy Framework nor the Horsham District Planning Framework prescribe minimum private garden sizes for developments of this nature. The relevant consideration is whether future occupiers would benefit from a reasonable standard of residential amenity appropriate to the scale and type of

accommodation proposed. The scheme provides functional and usable external amenity space directly associated with the dwelling which would support day-to-day residential use. The proposal must also be considered within the context of its sustainable location where future occupiers would have convenient access to nearby public open space, local facilities and services. The proposed level of amenity space is therefore considered proportionate and appropriate for the scale of dwelling proposed.

The Council additionally raised concerns regarding parking provision, noting that a two-bedroom dwelling would typically require between 1.5 and 2 parking spaces under West Sussex parking guidance. The application proposes two off-street parking space which is considered appropriate when assessed against the scale of the development and the sustainable nature of the site location. Parking standards should not be applied inflexibly and should take account of site-specific circumstances. The proposed dwelling is modest in scale and likely to generate limited vehicle movements. Furthermore, the site benefits from access to local facilities and transport opportunities which reduce reliance on private vehicle use. The proposal is therefore considered compliant with the objectives of Policy 41 of the Horsham District Planning Framework.

The pre-application response acknowledged that impacts upon neighbouring residential amenity may be capable of being addressed through detailed design. The scheme has been carefully designed to ensure that there would be no unacceptable overlooking, overshadowing or overbearing impacts upon adjacent occupiers. Window placement, building orientation and separation distances have been considered to ensure acceptable relationships with neighbouring properties and boundaries.

The proposal accords with Policies 32 and 33 of the Horsham District Planning Framework which seek high quality design that responds positively to local character whilst ensuring satisfactory standards of amenity for existing and future occupiers. The development would make efficient use of a sustainable urban site whilst respecting the character and appearance of the surrounding area.

Overall, the proposal represents an appropriate and sustainable form of residential infill development within the built-up area of Broadbridge Heath. The development would make efficient use of previously developed land, contribute towards local housing supply and provide a well-designed dwelling that responds appropriately to the opportunities and constraints of the site. It is therefore considered that the proposal accords with the objectives of the National Planning Policy Framework together with Policies 9, 32, 33 and 41 of the Horsham District Planning Framework, and planning permission is respectfully sought accordingly.

Kind Regards,

Ashley Harrison
Director & Architect

PMR Architecture