

PLANNING STATEMENT

Site: Sandycroft, Chesworth Close, Horsham RH13 5AL

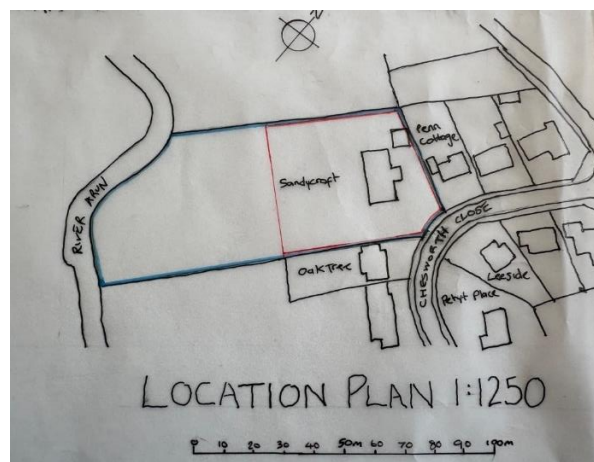
PROPOSAL: Demolition of existing detached dwelling and double garage and erection of one replacement dwelling with associated garaging, parking and landscaping.

1.0 Introduction

- 1.1 This planning statement is submitted on behalf of the applicants, Mark and Tracey Bailey to Horsham District Council in support of a full planning application for the demolition of an existing dwelling and garaging and the erection of a replacement detached house and garaging on the above mentioned site.
- 1.2 The proposal seeks to replace an existing dated inefficient dwelling built around 1937 with a high quality sustainable house designed to meet current building regulations which require high energy efficiencies.
- 1.3 This is a self build project with the proposed dwelling designed by the applicants, they will also project manage the construction of their family home.

2.0 Site Description and Planning History

- 2.1 The application site consists of a two storey detached dwelling and detached double garage set within the built up area boundary of Horsham, close the town centre. The property is not in a conservation area and is neither locally nor statutory listed. Part of the existing site is within flood plain; this application is for a smaller plot outside of the flood risk area. The existing plot is shown edged blue on the plan below, the application site is shown edged red.



2.2 The existing building is in a relatively poor condition with limited upgrade works since its construction around 1937. It has uninsulated cavities and large areas of single glazing and is therefore thermally inefficient. The property is also of a poor layout with three bedrooms, all sharing only one bathroom. Aesthetically the building is brick-built with an unusual tower-like feature to the front elevation that is not in keeping with the surrounding properties which are more representative of historical Horsham character buildings including render, Tudor boarding and tile hanging. The positioning of the building is also considered suboptimal; it stands forward to the adjacent property, Oaktree, which provides a compromised frontage unnecessarily close to Penn Cottage.



Existing dwelling - Sandycroft



Examples of poor condition of the single glazing

2.3 The applicants are unaware of previous planning history other than the applicants' Pre-Application submission, reference PE/25/0262. The applicants met with the Planning Officer at the site to discuss the proposed application, this was a constructive process and the conclusion of the Pre-Application response considered there is scope for the proposed development noting the revised siting as appropriate and commenting that the proposed elevation treatments were consistent with the adjacent property.

3.0 Description and Proposal

3.1 The proposal involves the complete demolition of the existing dwelling and garaging and the construction of a new two storey, four bedroomed detached house with detached triple garage including first floor games room.

3.2 The new dwelling will be situated further back in the existing plot, broadly the front of the proposed dwelling will be positioned in line with the existing front of Oaktree. This will improve its relationship to Oaktree (the existing property sited to the left of Sandycroft), and will be set approximately 8.5 metres away from this boundary with only one small obscure glazed window to the first floor on this side elevation. Moving the new dwelling back will also significantly improve its relationship with Penn Cottage (shown below - left) which is currently positioned only approximately 10 metres north east from the existing house which has direct views into Penn Cottage's rear garden. The proposed siting moves the front of the new dwelling to approximately 18 metres away from the boundary of Penn Cottage, improving the current overlooking. The proposed new garaging is also moved further away from the rear of Penn Cottage with the roof partially hipped to reduce visual impact.



Penn Cottage with Sandycroft in background



Oaktree with Sandycroft in background



Oaktree to the left, Sandycroft to the right



Existing direct views into Penn Cottage rear garden

3.3 The design has been carefully chosen to complement the surrounding properties and also to represent the famous Tudor architecture for which Horsham is renowned. The main material will be quality brick construction with a high level of detail; the front and partial side elevations will have high quality rendering and Tudor timber treatments.

4.0 Planning Policy Context

4.1 The development plan for the area consists of the Horsham District Planning Framework ('HDPF') 2015.

4.2

Policy 1 - Strategic Policy Sustainable Development. The HDPF states when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. The proposed application is located within the boundary settlement and is a one-for-one replacement providing a higher quality building with significantly improved thermal insulation and energy performance. The proposal therefore meets the requirements of this Policy.

Policy 2 sets out the main growth strategy and considers development location, focussing on main settlements such as Horsham. Policy 3 states development will be permitted within the defined built up areas and that any redevelopment must be of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy.

Sandycroft is an existing detached dwellinghouse located within the boundary settlement and is not subject to conservation or listed restrictions. The proposal is an increase in size from the existing dwelling however given the sizeable curtilage and relationships to neighbouring dwellings, the proposal is proportionate. The proposal is therefore in accordance with both Policies 2 and 3.

Policy 16 requires development to provide for a mix of housing sizes, types and tenures. The National Planning Policy Framework ('NPPF') requires the size, type and tenure to be assessed and reflected in planning policy. This includes 'people wishing to commission or build their own homes'. This proposed replacement dwelling is a self-build (custom) proposal. The dwelling has been designed by the applicants and they propose to fully commission and project manage the entire development which will become their family home. The proposal is therefore consistent and supported by Policy 16.

Policies 25, 32 and 33 of the HDPF look to ensure development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The Policies also seek to ensure the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open space and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 3 of the Horsham Blueprint Business Neighbourhood Plan ('HBBNP') 2019-2036 states development is expected to preserve and enhance the Character Area in which it is located, taking account of the local context and reflect the character and vernacular of the area, using a variety of form and materials to avoid inappropriate development. Policy 4 of the HBBNP states development is expected to demonstrate high quality design which integrates with its surroundings and meets the needs of the current and future residents, whilst maintaining its impact on the natural environment.

The proposed dwelling has been sympathetically designed to complement the neighbouring properties with a similar Tudor style appearance to the adjacent property, Oaktree.

Whilst the new dwelling will be larger than the existing property, it will not appear unduly prominent and the repositioning of the dwelling will improve its relationship with the adjacent dwellings. The proposal also sits comfortably within the curtilage with large distances to the east and west boundaries and improved separation from Penn Cottage.

We consider the proposal meets the requirements of Policies 25, 32 and 33 and indeed will improve the street-scene and local environment.

Policy 40 deals with the impact on highways and Policy 41 deals with parking and facilities to be provided within developments to meet the needs of the anticipated users. As the proposal is a replacement dwelling, we do not consider there will be any notable impact on highways with the proposed access utilising the current existing access.

The new dwelling will increase the number of bedrooms from three to four, however given the proposal includes a triple garage and the drive will comfortably accommodate four cars, the parking provision exceeds the 2.7 spaces identified as required for a four bedroom house on the West Sussex County Council's 'Guidance On Parking For New Developments'. Regarding cycle storage; the proposed triple garage is larger than the minimum internal dimensions of 6 metres x 3 metres which will provide suitable internal storage for bicycles.

We consider the proposal accords with Policies 40 and 41.

5. Ecology

5.1 As a self build project this application is exempt from BNG requirements.

5.2 A Preliminary Ecological Appraisal and Roost Assessment was commissioned and was completed by Arbtech Consulting Ltd. A copy of their report is included in support of the planning application.

5.3 The report reviewed all appropriate ecology considerations including bats, birds, reptiles, amphibians (including Great Crested Newts, riparian animals, Hazel dormouse, [REDACTED] and invertebrates.

5.4 Given that the site consists substantially of a typical residential garden with mowed lawns the likely impact of the development was considered low. The report concluded that there was no specific concerns relating to Protected or otherwise Important Species and no further surveys were considered necessary.

5.5 The report does provide recommendations for ecological enhancements which the applicant will support. It also provides recommendations regarding precautionary measures to be taken during development which again the applicant will support.

CONCLUSION

This statement supports a full planning application for planning permission for the demolition of one existing dwelling and replacement with one new dwelling at Sandycroft, Chesworth Close, Horsham RH13 5AL.

This planning statement demonstrates that the proposal accords with all necessary relevant planning policies and in summary:

- This is a self-build application to replace a dated inefficient two storey existing dwelling with a larger two storey dwelling. As such it is supported by the NPPF.
- The site is within the Horsham Settlement boundary with no particular constraints such as being in a conservation area or listed building status.
- The site is a substantial plot capable of accommodating the proposed dwelling.
- The proposed design is in keeping with the character of the local area and compliments neighbouring properties.
- The repositioning of the dwelling improves the relationship with the adjacent properties.
- The new dwelling will be built to a much higher building standard than the existing dwelling with significantly improved thermal characteristics and improved energy efficiency.
- The proposal has been discussed with the residents of both Oaktree and Penn Cottage to ensure any concerns were accommodated. Both sets of residents were happy with the proposal with no adverse comments or request for any changes.
- A Preliminary Ecological Appraisal and Roost Assessment has been completed in support of this application. The report does not consider further surveys are required and concludes that there are no specific matters that preclude the proposed development. Precautionary measures are proposed during the demolition and construction phases which can be controlled through appropriate planning conditions.

This statement demonstrates there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of the proposed new self-build home and therefore in accordance with the NPPF and HDPF Policy 1 planning permission should be granted for this sustainable new home.

