

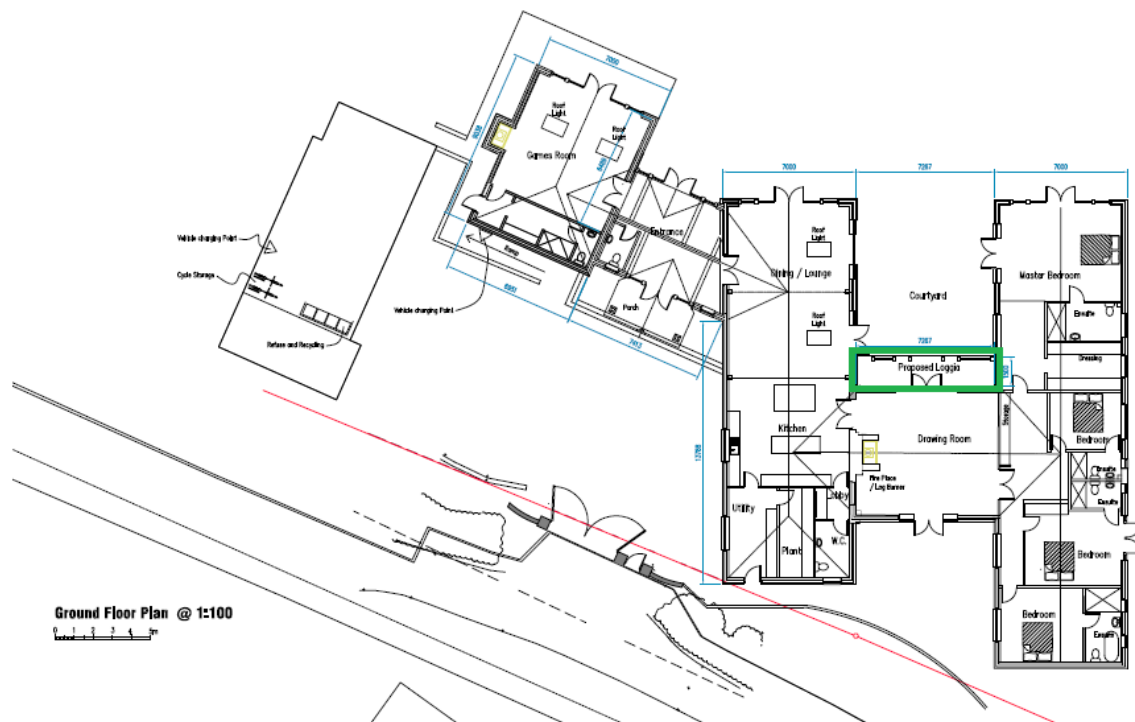
Planning statement to be read in conjunction with plans submitted for:

Rushmear House, Sandy Lane, Henfield, West Sussex BN5 9UX

Variation of Condition 1 of previously approved application reference DC/25/1554 (Demolition of existing dwelling and erection of a replacement single storey dwelling (Retrospective)) to amend the approved plans to allow for a small infill pergola creating additional floor area.

Introduction / Location

The application seeks to establish permission for **a small infill pergola outlined green below**. The remainder of the development has been previously approved under **DC/25/1554**.



Above – Proposed floor plans.

Site Analysis

Rushmear House is located on the western side of Sandy Lane, approximately 175m southwest of the built-up area boundary of the settlement of Henfield and within designated countryside. The property is a short walk from Henfield high street. The site previously formed part of Rushmear Nursery and contains two barns and store with associated ancillary areas. The land slopes marginally from east to west with the site separated by hedging and close boarded fencing. The main dwelling of Rushmear House was a timber clad bungalow set within a large plot. To the north of

Prepared by Phil Rowe, BA Hons, BTP, PROwe Planning Solutions - 07946 641835

the dwelling is the site which contains the three outbuildings, two of which are set around a courtyard hard surfaced area and the store is set within the wider grassed area to the south. The buildings are made up of former storage barns and are all of timber construction and single storey. To the North, adjacent to the property is Downlands, a single storey timber clad property.

The immediate area has several adjoining residential properties with the dwellings set in large plots to both sides of Sandy Lane with extensive and mature landscaping. The North and West boundaries are to Rushmear Nursery and enclosed with post and rail fencing with a 3/4m high well established conifer hedge. This completely restricts views into and out of the site and adjoining nursery.

Rushmear Nursery has a single storey dwelling with brick walls and a low-pitched roof. The dwelling faces West and Southwest and is on higher ground overlooking Rushmear House. Development has been approved at the working nursery including a large multi aisled greenhouse and a steel framed profiled metal clad storage barn to the North. There is also a large polytunnel and cloches to the barn and dwelling.

Design and Development Objectives

The proposed development has been designed to comply with applicable planning policies.

Good quality design principles with siting, layout, scale, form and appearance respecting local vernacular.

Existing & Proposed Use

The existing use is residential and remains unchanged.

Relevant Planning Policies

The proposed development suitably complies with the following applicable policies.

Policy 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Planning History

DC/25/1554 Demolition of existing dwelling and erection of a replacement single storey dwelling (Retrospective) - Approved

DC/24/1198 - Single storey side extension, demolition of existing lean-to conservatory, partial demolition of existing roof and chimney together with new entrance gates, internal modifications to existing property with new external cladding, windows and roof tiles - Approved

DC/20/0743 – Conversion of existing barns to form tourism accommodation - Approved

DC/18/1866 – Demolition of existing stables, storage buildings and garage and erection of a 4 bed dwelling with 3 bay garage and drive - Refused

DC/15/2597 – Erection of a detached three bed dwelling Refused • DC/12/1139 – Demolition of existing concrete garage and build new car port and storage building - Approved

Design and Appearance:

The application site lies within the countryside, where development is required to conserve and enhance the intrinsic character and appearance of the rural landscape in accordance with Policies 25, 26, 28 and 32 of the HDPF.

The surrounding area along Sandy Lane is characterised by detached residential properties of varied form, scale and appearance, predominantly set within large plots and enclosed by mature landscaping. Built form is generally well spaced and visually contained, contributing to the rural and verdant character of the area.

The amended plans to include a small, covered pergola would not result in any additional visual harm beyond what has already been accepted through the earlier permission.

The replacement dwelling retains a low-profile form, with ridge height, eaves height and overall massing comparable to the demolished dwelling. As such, the development does not introduce a visually dominant or intrusive form within the countryside. In terms of architectural approach, the dwelling adopts a modest and domestic design that reflects the scale and character of surrounding development.

The site benefits from substantial existing boundary treatment, including established hedgerows, fencing and mature planting, which effectively screens the dwelling from Sandy Lane and wider public viewpoints. Given the single-storey form, retained landscaping and set-back position within the plot, the proposal would have a limited and localised visual impact and would not result in material harm to the character or appearance of the countryside.

Landscaping

The site has very good hedge and tree planting to all its boundaries. There is scope to add further landscaping to the site if required.

Access and parking

The traffic generated will be compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

The development would not result in an unacceptable impact on highway safety or cause severe cumulative effects on the operation of the highway network. The proposal is therefore consistent with the National Planning Policy Framework (paragraph 116), and there are no transport grounds on which to resist the application.

Conclusion:

The application suitably considers Local and National planning policies and guidance.

The proposal would have a limited and localised visual impact and would not result in material harm to the character or appearance of the countryside.

In any reasonable balancing exercise, it can be concluded that the relationship of the proposed development to its neighbours and to the character and appearance of its setting will be no different to other local properties in the vicinity.

The dwelling is set within a substantial plot with mature planting along the boundary of Sandy Lane and due to the nature of the sloping site is also set down. The proposal is therefore well screened from Sandy Lane resulting in the proposed development having a limited visual impact on the overall character of the area.