MME PLANNING SERVICES

Change of Use of existing paddock / field to residential curtilage and erection of a detached garage with associated works.

at

Pokerlee, Dagbrook Lane, Henfield, West Sussex,

BN5 9SH

Planning Statement

Ref: P-108

October 2026

Version 1

Mr Oguzhan Denizer
MME Planning Services



Figure 1: Site Location / Red Line Area

Contents

Contents .....

1. Introduction 1

2. Site, Surroundings and Background 1

3. Planning History 1

4. Proposals 2

5. Planning Policy 4

6. Planning Considerations 6

7. Summary and Conclusion 9

1. Introduction

1.1 MME Planning Services is instructed to submit an application for the change of use of existing paddock / field land to residential curtilage and the erection of a detached garage with associated works at Pokerlee, Dagbrook Lane, Henfield, West Sussex, BN5 9SH.

1.2 This statement sets out the proposed scheme in detail with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

2. Site, Surroundings and Background

2.1 The application site is located to the south-west of Brooms Hill and is accessed via Dagbrook Lane. The site is situated outside any defined built-up area boundary and is therefore located within the countryside in policy terms.

2.2 The application site comprises a new-build, two-storey dwelling permitted under planning reference DC/21/0993 in August 2021. The dwelling consists of black-stained timber cladding and brick facing to the external walls, a clay-tiled roof and timber-framed fenestration. The site area, as indicated on the submitted plans, measures approximately 0.19ha.

2.3 The site slopes down from east to west with parking available to the east of the dwelling, adjoining the shared access track. The surrounding land comprises agricultural fields, with woodland located to the south-east. A number of agricultural and residential properties are located to the south and north of the application site. A Public Right of Way (PROW) is located to the west of the site, positioned amongst mature trees and extensive foliage.

2.4 It is noted that the existing northern boundary of the site under the ownership of the applicants comprises stock fencing separating the site from the open field to the north.

3. Planning History

3.1 Planning Application – Ref: DC/21/0993 – Description: Erection of a two-storey dwelling – Decision: Approved, August 2021.

3.2 Planning Application – Ref: DISC/22/0253 – Description: Approval of details reserved by conditions 3 and 4 to approved application DC/21/0993 – Decision: Approved, November 2022.

4. Proposals

4.1 Planning permission is sought for change of use of existing paddock / field land around the existing dwelling into residential curtilage and the erection of a detached garage with associated works.

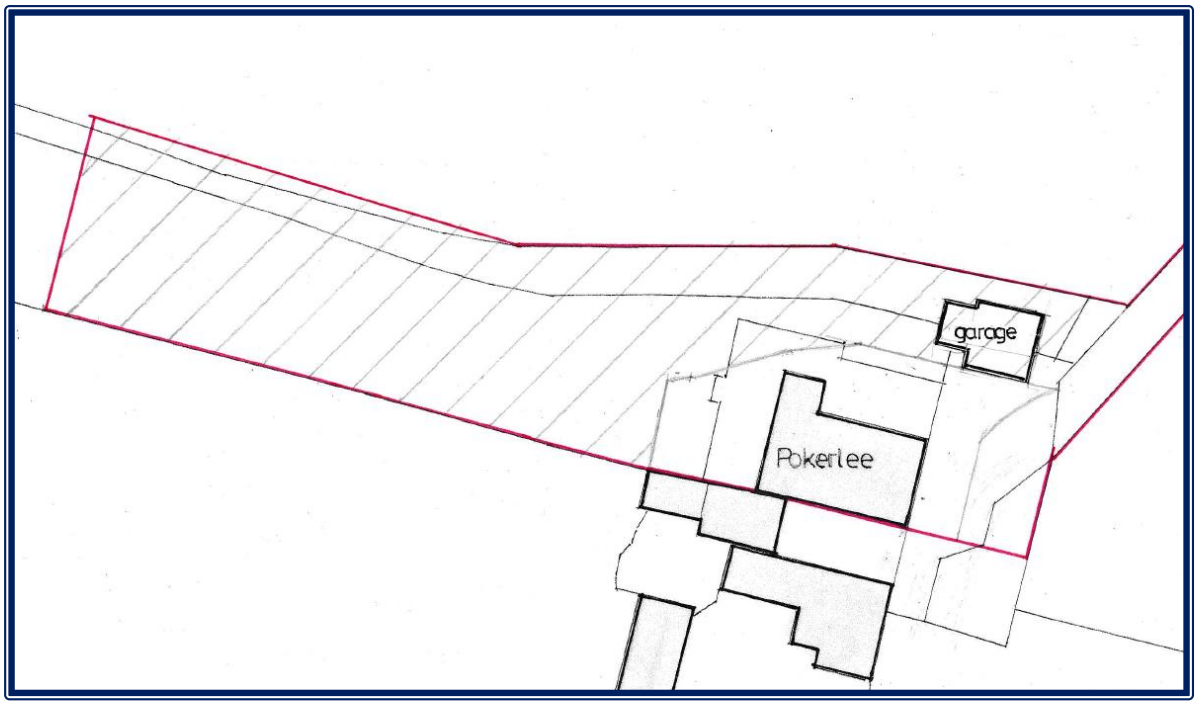

Figure 2: Proposed Block Plan

4.2 From inspection of the approved plans for the dwelling on site under planning reference DC/21/0993, the dwelling on site appears to have been permitted with a very small curtilage. The applicants purchased the site with additional land and the intention is to provide a larger curtilage for the applicants to use as part of the enjoyment of their property. The additional curtilage would be located directly to the north and west of the host dwelling.

4.3 The proposed garage would be a modest addition and subservient to the main dwelling on site, with a traditional half-hipped roof design. The proposed building would consist of a 2-bay garage with a small attached workshop / storage area to the western side. The proposed garage building would measure of approximately 9.2m by 6m and would have an overall height of approximately 3.9m.

4.4 The external materials for the walls and roof of the proposed garage building would match those of the existing dwelling on site. The proposed workshop element would be offset slightly to the south to break up the form and appearance of the building, particularly when viewed from the north and approaching the site from Dagbrook Lane.

4.5 The proposed building would have a traditional form and appearance, suitable for this location and typical of similar buildings found within this rural setting. Given the context, the scale of the proposed building, the private nature of the access track and the distances preserved to the public highway, the proposals would not be visible or prominent from public vantage points and would not appear out of keeping.

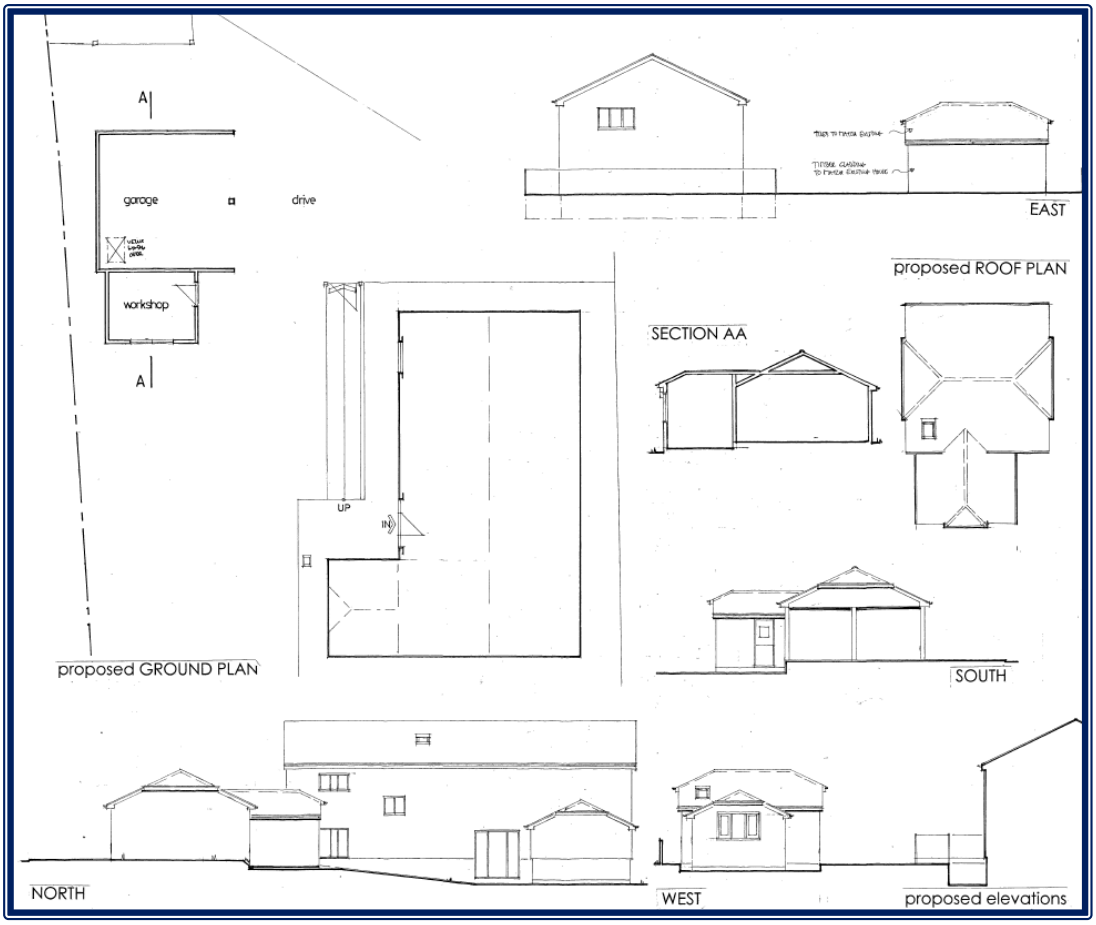

Figure 3: Proposed elevations and floor plans of the proposed garage

4.6 The size of the proposed curtilage would reflect that of existing residential curtilages directly to the south. As illustrated in Figure 4 below, Little Hilltop and Oak Cottage have relatively large curtilages extending westwards from their main dwellings, which occupy the eastern parts of their plots. The proposals would reflect this existing pattern.



Figure 4: Proposed site area / curtilage shown outlined in red and relationship with neighbouring properties directly to the south shown outlined in purple and orange

5. Planning Policy

National Planning Policy Framework (NPPF) (2026) and National Guidance

5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.

5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives: economic, social and environmental.

5.3 Policy S3 of the NPPF establishes the presumption in favour of sustainable development and development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay. Where development is proposed outside a settlement, Policy S5 of the NPPF identifies the categories of development which should be approved, subject to the same assessment of benefits and adverse effects.

Horsham District Planning Framework (HDPF) (2015)

5.4 The NPPF also requires local planning authorities to maintain an effective and up-to-date development plan. Policy PM2 sets out the framework for the preparation and review of local plans and spatial strategies and that preparation of a new local plan must be commenced no later than five years after adoption of the current plan. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry only limited weight in decision-making.

5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted in April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out-of-date'. Proceedings for the new Local Plan have now re-opened, with adoption targeted in 2027 however, as detailed above, the new local plan carries limited weight in decision-making at this stage.

5.6 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Henfield Neighbourhood Plan (HNP) (2021)

5.7 The Neighbourhood Plan policies relevant to this application are as follows:

- Policy 4: Transport, Access & Car Parking
- Policy 10: Green Infrastructure & Biodiversity
- Policy 12: Design Standards for Development

Planning Advice Notes (PANs)

5.8 Relevant PANs to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

6. Planning Considerations

Principle of Development

6.1 Policy 26 of the HDPF seeks to protect the intrinsic character and beauty of the countryside by restricting development to that which is essential or can be satisfactorily accommodated without resulting in adverse impacts.

6.2 Policy 28 of the HDPF supports development within the curtilage of an existing dwelling, including extensions and associated domestic uses, provided that such development remains proportionate and respects the character of the site and its surroundings.

6.3 As set out above and shown within the submitted plans, the existing paddock / field area is adjacent to the host dwelling, and the area which would change use is located directly to the north and west of the dwelling. The site is bounded to the north by existing stock fencing, separating the proposed curtilage from the fields to the north. The proposed curtilage would be physically and visually related to the residential use of Pokerlee. The existing sewage treatment plant is located in this enlarged area, and the site is not used as a paddock for horses or for any agricultural purposes.

6.4 The enlarged curtilage is considered to be commensurate with those of the neighbouring properties to the south, measuring approximately 0.19ha. The retention of existing boundary treatments would ensure that the rural character of the wider area is preserved, with post and rail fencing proposed to the new western boundary.

6.5 The proposed garage would be positioned in close proximity to the north of the main dwelling on site, providing appropriate parking for 2no vehicles and a workshop / storage area. As set out within Policy 28 of the HDPF, the garage would be grouped with the main dwelling, there are no other buildings on site which are capable of conversion and the size and scale of the proposed garage is considered to be subservient to the main dwelling and commensurate with the character of the area.

6.6 Overall, the proposed development is considered to comply with Policies 26 and 28 of the HDPF and would be acceptable in principle.

Design, Appearance, and Impact on the Setting

6.7 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.

6.8 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

6.9 As detailed above, the proposed residential curtilage would be commensurate in size with those of neighbouring properties. Existing boundary treatments would be retained, with post-and-rail fencing introduced along the new western boundary. The extent of the proposed curtilage and the boundary treatments would help to maintain the rural character of the site and limit the visual effects of its domestic use

6.10 The proposed garage is considered to be modest in scale when viewed against the existing dwelling and the proposed enlarged curtilage and would be appropriately accommodated within the site. A domestic outbuilding of this scale and appearance would not be an unusual or unexpected feature in the surrounding rural residential context.

6.11 The proposed garage is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area. The proposal would not be clearly visible from any public vantage points, and overall, would represent an appropriate form of development.

6.12 Overall, the proposals would represent appropriate development within this countryside setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

Neighbouring Amenity

6.13 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

6.14 The use of the land as domestic garden space is considered compatible with the surrounding residential context, with neighbouring properties benefitting from comparable curtilages. Given the nature of the proposals, it is not considered that there would be a marked increase in noise or activity which would have a detrimental impact on neighbouring amenity, or which would be unexpected in this location.

6.15 With regard to the proposed garage building, given its scale and positioning and the distances retained to the nearest dwellings, it is not considered that the proposed development would result in any adverse effects on the amenity of neighbouring properties. Overall, the proposal would be in accordance with the above policy.

Parking and Highways

6.16 Policies 40 and 41 of the HDPF require that development provides safe and suitable access and adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles.

6.17 The proposals would provide parking for 2no vehicles, served via the existing private access lane and open eastern boundary to the site. Given the nature of the proposals and domestic use, it is not anticipated that the proposal would give rise to a material intensification of use of the existing access point or any highway safety concerns. Therefore, there are no transport grounds to resist the proposal and the application would be in accordance with the above policies.

7. Summary and Conclusion

7.1 Overall, the proposal represents an appropriate form of development within the countryside setting. The proposals would be acceptable in terms of design and impact on the setting, and would not appear prominently within this context, given the overall scale and design of the proposed garage and nature of the change of use of land to residential.

7.2 The proposals would be commensurate with this countryside location and would be typical of other developments and similar to recent examples permitted by the Council. The proposal would be in accordance with Policies 25, 26, 28, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant planning permission accordingly.