January 2025

Retention of a garage / storage building.

Planning Statement.

Leonardslee Gardens, Brighton Road, Lower Beeding, West Sussex.



PROPOSAL: Further to approval of Planning Application DC/22/1003 – with noted Pre-Occupation Condition No. 5. This application seeks approval to retain the small garage / storage building adjacent to the main house.

HOLLINGTON AGENCY LTD
RIBA
07974 763424
ben@hollington-architects.co.uk
UNIT 37, AVENUE COURT
18-20 THE AVENUE
POOLE, BH13 6AH
Registered in England + Wales. Company No. 05791615. Registered Office: 898/902 Wimborne Road, Bournemouth, BH9 2DW

Background:

This planning statement provides a detailed justification for the retention of a small, single-story garage/storage building at Leonardslee Gardens, located adjacent to the main hotel. The retention is sought following approval of Planning Application DC/22/1003, which included a Pre-Occupation Condition (Condition No. 5) requiring the building's demolition. This document outlines the operational necessity, alignment with planning policies, and broader benefits of retaining this structure, while addressing the original intent of Condition No. 5. The statement demonstrates that the building is essential to the functionality and sustainability of hotel operations, serving purposes that cannot be replicated by alternative facilities.

Description of the Existing Building:

The building in question is a small, single-story structure, designed primarily for storage purposes. It is located in close proximity to the main hotel, ensuring convenience and accessibility. The design is modest, visually unobtrusive, and consistent with the surrounding environment. The building is currently used for critical operational purposes, including refuse storage and the segregation of food waste, which are vital for the day-to-day functioning of the hotel. Its discreet placement and scale ensure it does not detract from the visual character or integrity of Leonardslee Gardens.

Policy Considerations:

The proposal to retain the building is fully aligned with relevant local and national planning policies, including those outlined by Horsham District Council and the National Planning Policy Framework (NPPF):

1. **Horsham District Council Planning Policies:**
    - **Policy 32 (The Quality of New Development):** The retention of the building supports Policy 32 by maintaining functionality and operational efficiency without compromising the visual or environmental quality of the site. Its practical design and purpose ensure it integrates seamlessly into the overall landscape.
    - **Policy 33 (Development Principles):** The building's retention does not result in any adverse impact on visual amenity, nearby properties, or the natural environment. Instead, it supports sustainable operational practices through efficient waste management.
    - **Policy 40 (Sustainable Transport):** By providing proximate storage for waste and reducing the need for transport to off-site facilities, the retention aligns with sustainable transport objectives, minimizing the site's carbon footprint.
2. **National Planning Policy Framework (NPPF):**
    - **Paragraph 8 (Achieving Sustainable Development):** Retention of the building contributes to the social and environmental objectives of sustainable development by supporting effective operations and waste management within the hotel.
    - **Paragraph 92 (Promoting Healthy and Safe Communities):** The building's role in maintaining proper refuse and waste segregation directly enhances the health and safety of hotel staff and guests, ensuring a clean and orderly environment.

- **Paragraph 130 (Achieving Well-Designed Places):** The structure, while utilitarian, is well-designed for its purpose and maintains the aesthetic and functional quality of the broader site.

Justification for Retention:

The retention of the building is not only practical but essential for the efficient operation of the hotel. Below are the key reasons supporting this application:

1. **Operational Necessity:** The building's proximity to the hotel is critical for effective waste management. It is specifically used for refuse storage and food waste segregation, which are integral to the hotel's daily operations. The newly approved storage facilities under Application DC/22/1003 are located further away and serve different purposes, making them unsuitable replacements for this essential structure. Retaining the existing building ensures seamless operational efficiency, reducing time and resource expenditure for staff.
2. **Sustainability and Environmental Benefits:** The retention supports sustainable practices by reducing the need for frequent transportation of waste to remote locations. This minimizes carbon emissions and aligns with Horsham District Council's environmental objectives. Additionally, having dedicated on-site storage facilitates better waste segregation and recycling practices, which contribute to the hotel's environmental management strategy.
3. **Unobtrusive Design and Minimal Impact:** The building is small, single-story, and visually unobtrusive. Its placement and design ensure it does not negatively impact the character of Leonardslee Gardens or the surrounding area. Retaining this structure preserves the integrity and aesthetic appeal of the site, while its functionality enhances the overall operation of the hotel.
4. **Compliance with DC/22/1003 and Practicality:** Condition No. 5 of Application DC/22/1003 required demolition of the building based on assumptions that the new storage facilities would fully replace its function. However, these facilities were designed to meet broader storage needs and do not address the specific requirements for refuse and food waste management. Retaining the building complements the approved facilities, ensuring a holistic approach to operational needs and enhancing the practicality of the site's layout.

Conclusion:

The retention of this small garage/storage building is a logical and necessary step to ensure the continued efficient operation of the hotel. Its role in waste management, sustainability, and operational efficiency cannot be overstated. The structure aligns with both local and national planning policies, demonstrating compliance with Horsham District Council's objectives and the NPPF. Furthermore, the modest design and unobtrusive nature of the building ensure it integrates seamlessly into the site without compromising its character or visual appeal.

The condition requiring its demolition, as stipulated in Application DC/22/1003, was based on an incomplete understanding of its essential role within the hotel's operations. This statement provides a comprehensive rationale for its retention, emphasizing its critical importance and alignment with sustainable practices.

For these reasons, we respectfully request that approval be granted for the retention of this essential building, thereby supporting the continued functionality, efficiency, and environmental stewardship of Leonardslee Gardens.