



LEWIS & CO

PLANNING STATEMENT

LITTLE FAIRSEAT, GEORGES LANE, STORRINGTON,
WEST SUSSEX, RH20 3JH

ON BEHALF OF ANNALIZE VAN-ZYL



Client: Annalize Van-Zyl

Site Location: LITTLE FAIRSEAT, GEORGES LANE, STORRINGTON, WEST SUSSEX, RH20 3JH

Job History:

Version	Date	Author	Checked	Notes
V1	02/02/2026	TD	LC	1 st Draft
V2	12/02/2026	TD		



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1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of Annalize Van-Zyl (the applicant) and relates to an application for the “*Demolition of existing dwelling and erection of a replacement dwelling, erection of a double bay garage, demolition of outbuildings, erection of new guest suite and landscaping works (new self-build dwelling)*”
- 1.2 This application follows a previously approved householder application for extensions and alterations to the existing dwelling rather than its demolition and rebuild (ref. DC/24/1870). That permission was subsequently amended to remove conditions relating to water neutrality, with the implementable consent now being DC/25/1892, approved on 13 January 2026.
- 1.3 This full planning application seeks permission for the same external design and site layout as approved under DC/25/1892. However, following detailed structural investigations undertaken after that approval, it has been identified that the existing dwelling cannot safely be relied upon to support the approved extensions and alterations. As a result, gaining full planning permission for a demolition and rebuild is the only viable means of delivering the previously consented scheme.
- 1.4 This application is submitted as a self-build dwelling and is therefore exempt from CIL and Biodiversity Net Gain contributions.
- 1.5 Further detail is provided within the submitted drawings (produced by Lifesize Architecture) and supporting technical documents. This Planning Statement considers the site and its surroundings, describes the proposed development, and assesses the proposal against relevant local and national planning policy and guidance.
- 1.6 A list of the submitted documents and drawings is set out below:
- Application Forms
 - CIL form 1 and Self build exemption CIL form 1
 - Location Plan
 - Existing and Proposed Site Plan



- Existing and Proposed Elevations (Main Dwelling)
- Existing and Proposed Floor Plans (Main Dwelling)
- Proposed Floor Plans (Guest Suite)
- Proposed Elevations (Guest Suite)
- Arboricultural Method Statement and Impact Assessment
- Preliminary Ecological Statement
- Biodiversity Mitigation and Enhancement Plan
- Bat Survey



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site is located in Storrington, Horsham District. It encompasses a moderately sized detached 3-bedroom dwelling in a large plot of land with a well sized garden, front driveway and three small outbuildings. The immediate site is surrounded by vegetative screening with a larger wooded area to the rear and is set between residential plots of similar scale and vernacular.



Site and surrounding context

- 2.2. The site is within the built-up area boundary and a designated bat sustenance zone. The site is not located within a Conservation Area or within the setting of any listed buildings. There are no other policy designations that directly influence the development.



3.0 PLANNING HISTORY

- 3.1 The Council's online planning register identifies the following planning applications that are relevant to the site and it's planning history
- 3.2 Ref. No: WS/20/93 - Replacement of flat roof with pitched roof Site: Little Fairseat Georges La Storrington. Application Permitted 19th November 1993
- 3.3 Ref. No: DC/24/1870 - Erection of a single storey front, side and rear extension, erection of a garage, demolition of outbuilding and erection of an annexe, and associated remodelling and landscaping works. Application Permitted 23rd Oct 2025
- 3.4 Ref. No: DC/25/1892 - Removal of Condition 3 of previously approved application DC/24/1870 (Erection of a single storey front, side and rear extension, erection of a garage, demolition of outbuilding and erection of an annexe, and associated remodelling and landscaping works) relating to water neutrality. Application Permitted 13th January 2026,
- 3.5 Ref. No: DISC/26/0014 - Application for Approval of Details Reserved by Condition 4, 5 AND 6 to approved application DC/25/1892. Pending Consideration



4.0 PROPOSED DEVELOPMENT

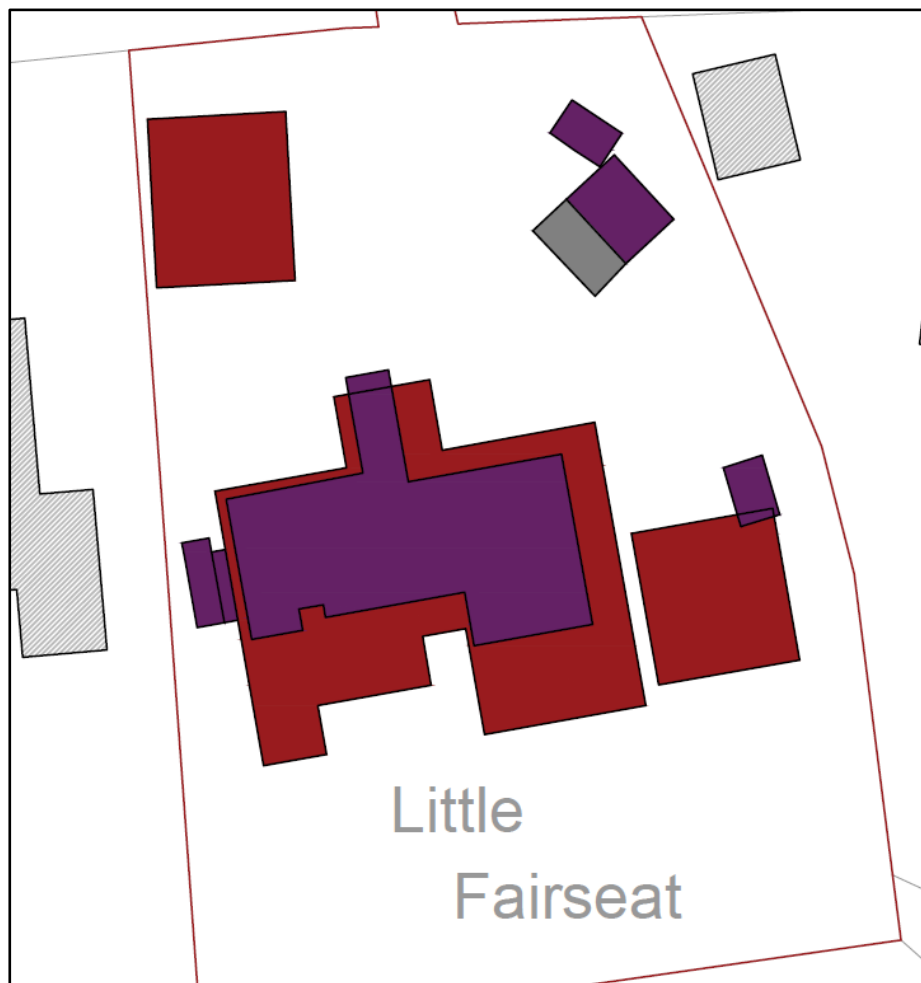
- 4.1 Planning permission is sought for the “*Demolition of existing dwelling and erection of a replacement dwelling, erection of a double bay garage, demolition of outbuildings, erection of new guest suite and landscaping works (new self-build dwelling)*”
- 4.2 The proposed development comprises a contemporary single-storey dwelling finished in a combination of timber-effect, metal and stone cladding. A double garage is proposed on the eastern elevation, with a separate guest suite building located to the north west of the main dwelling. There is no loss or net gain of dwellinghouses on site.
- 4.3 The proposed dwelling is arranged as two distinct wings connected by a central flat-roofed element. The eastern wing accommodates four bedrooms (master bedroom including ensuite), a bathroom with WC and a separate WC. The central connecting element contains the entrance hall and a large dining area. The western wing provides an open plan kitchen and living area, with a separate utility room. Access to the rear terrace is provided from both wings, with a covered walkway along the eastern side linking the front and rear of the dwelling externally.
- 4.4 The proposed carport provides accommodation for two cars and secure storage for bicycles, plant and refuse. It also incorporates EV charging facilities and a dedicated store for gardening equipment.



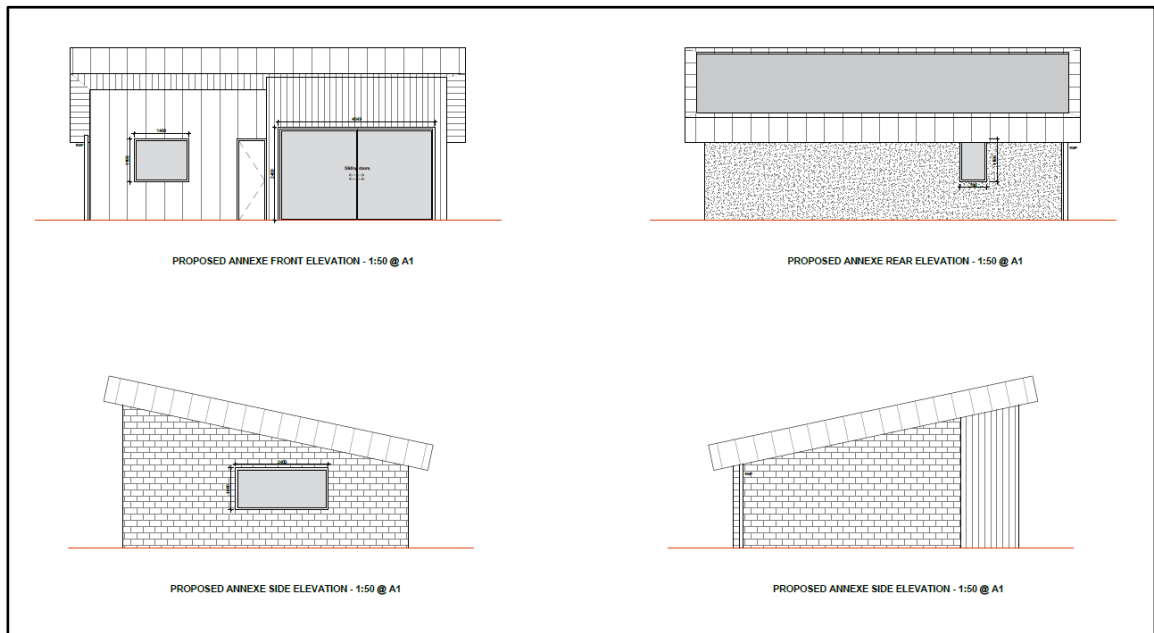
Proposed Rear Elevation - 3D Model



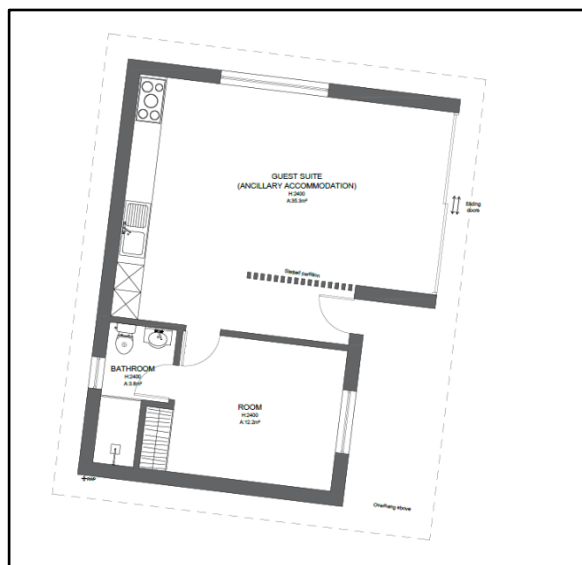
Proposed Front Elevation - 3D Model



Plan showing existing dwelling in purple, proposed dwelling shown in red.



Proposed elevations of guest suite located to the northwest of the main dwelling



Proposed floor plan of Guest Suite

- 4.5 The proposed guest suite includes a bedroom/ kitchenette, a shower and a toilet.
- 4.6 The design and site layout of the dwelling and guest suite are the same as that consented via the original application DC/25/1892.
- 4.7 Further details of proposed development are available within the submitted drawings and reports.



5.0 RELEVANT PLANNING POLICIES

- 5.1 The adopted Local Development Plan is formed of the Horsham District Local Plan (2015). The National Planning Policy Framework (December 2024) is a material consideration. Relevant policies and guidance are listed below.
- 5.2 The site is also located within the Storrington, Sullington, and Washington Neighbourhood Plan area. The Neighbourhood Plan was made in September 2019 and forms part of the Local Development Plan.
- 5.3 In addition to these adopted development plan documents, the Horsham District Local Plan 2023 - 2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024. As the draft Plan is at an early stage in the adoption process, no significant weight can be given to the draft policies, but it gives an indication of the direction of travel.

Horsham District Planning Framework (November 2015):

- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles

Storrington, Sullington, and Washington Neighbourhood Plan (September 2019)

- Policy 14 - Design

Horsham District Local Plan 2023 - 2040 (Regulation 19)

- Policy 17 - Green Infrastructure and Biodiversity
- Policy 19 - Development Quality
- Policy 20 - Development Principles



6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Impact on Neighbouring Amenity
- Ecology and Landscaping
- Transport and Active Travel
- Arboriculture
- Sustainability

Principle of Development

6.2 The principle of development on the site is firmly established through previous planning permissions. The original householder approval and subsequent S73 granted permission for the exact same design, scale and form of development as now proposed. As set out in Section 1 of this Statement, the implementation of that consented scheme is no longer possible, necessitating a new grant of planning permission to facilitate the demolition of the existing dwelling and its replacement with a dwelling of the same approved design.

6.3 The current proposal therefore does not introduce any new or materially different development considerations beyond those already approved under permission DC/25/1892 but instead seeks to lawfully re-secure approval for an identical scheme through the appropriate planning route.

Design and Visual Impact

6.4 Policies 32 and 33 of the Horsham District Planning Framework seek to secure a high standard of design which enhances and protects local character. These policies require development to respond positively to its surroundings, including its scale, massing and appearance, and to relate sympathetically to the landscape setting, neighbouring development, open spaces and important views.



- 6.5 Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan similarly requires development proposals to reflect the architectural character, scale and landscape context of the surrounding area, having regard to scale, density, massing, height, layout, landscaping and materials.
- 6.6 The proposed development comprises a contemporary single-storey dwelling with associated detached garage, a separate guest suite building and landscaping works within a generous residential plot. The overall scale and massing of the proposal has been carefully considered to ensure it sits comfortably within its setting and does not result in an over-dominant or visually intrusive form. The single-storey nature of the buildings ensures a low profile across the site, with the proposed layout responding positively to the existing pattern of development and the openness of the surrounding landscape.
- 6.7 The guest suite is positioned to the north-west of the main dwelling within the established residential curtilage and is appropriately separated from neighbouring properties and public viewpoints. Its location and scale ensure it remains clearly ancillary to the main dwelling and does not give rise to any adverse visual or character impacts.
- 6.8 Paragraph 135 of the National Planning Policy Framework requires development to be sympathetic to local character and history while allowing for appropriate innovation and change. In this regard, Policy 33 of the HDPF recognises that contemporary and innovative design approaches can be acceptable where they respond positively to their context and demonstrate a high standard of architectural quality.
- 6.9 The proposal adopts a contemporary architectural approach, utilising a combination of natural stone, timber-effect cladding and slimline glazing. While the design departs from the traditional form of some nearby dwellings, the surrounding area does not exhibit a uniform architectural style. The generous plot size allows the development to be accommodated without harm to the character or appearance of the area. Elements such as pitched roof forms and a varied material palette ensure that the proposal reflects the prevailing character of development in the locality while presenting a high-quality and distinctive design.



- 6.10 The garage and guest suite are both single-storey structures, and their scale, combined with the retention of existing mature boundary planting and additional landscaping, ensures that they remain visually subordinate to the main dwelling. The established landscaping and tree cover around the site helps to integrate the development into the landscape and limits its visibility from Georges Lane and neighbouring properties. As a result, there would be no unacceptable impact on the skyline or wider views.
- 6.11 Overall, the proposed layout, scale, architectural detailing and relationship with the surrounding landscape are considered appropriate, this position being confirmed by the Council in their response to previous applications. The proposal achieves a balanced response which respects local character while embracing high-quality contemporary design. It therefore accords with Paragraph 135 of the NPPF, Policies 32 and 33 of the Horsham District Planning Framework, and Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan.

Impact on Neighbouring Amenity

- 6.12 Policy 33 of the Horsham District Planning Framework requires that development proposals do not result in unacceptable harm to the amenity of occupiers or users of neighbouring land and buildings.
- 6.13 The proposed development has been carefully designed to safeguard the residential amenities of nearby properties. All buildings are modest in height, limited to a single storey, and comfortably contained within the boundaries of a large residential plot. The scale, footprint and layout of the proposed dwelling ensure that it would not appear overbearing when viewed from neighbouring properties, nor would it result in any unacceptable loss of daylight or sunlight.
- 6.14 The orientation and siting of the proposed dwelling, garage and guest suite have been informed by the location of neighbouring properties, site levels and existing boundary treatments. As a result, there would be no material overlooking or loss of privacy. Fenestration has been positioned to avoid direct views towards neighbouring dwellings, and the separation distances provided by the generous plot size further mitigate any potential amenity impacts.



- 6.15 The guest suite and garage are located to the north-west of the main dwelling, well away from neighbouring residential buildings. Both structures are single storey in form and benefit from established boundary planting and mature landscaping, which provide effective screening and help to limit any visual or perceived impacts. The guest suite is designed for ancillary use only and would remain subordinate to the main dwelling, ensuring that it does not function as a separate or independent unit and does not give rise to increased residential intensity or associated disturbance.
- 6.16 The spacious character of the site, combined with the low density of surrounding development and substantial vegetative screening, ensures that the proposal can be accommodated without harm to neighbouring amenity. Overall, the development would not give rise to any unacceptable impacts in terms of overlooking, overbearing effect, noise or disturbance.
- 6.17 The proposal therefore complies with Policy 33 of the Horsham District Planning Framework and is considered acceptable in residential amenity terms, this position being confirmed by the Council in their response to previous applications.

Ecology and Landscaping

- 6.18 Policies 25 and 31 of the HDPF seek to conserve and enhance the natural environment, protecting biodiversity and ecological networks. Proposals are encouraged to avoid harm to protected species and habitats and to deliver opportunities for biodiversity enhancements wherever possible.
- 6.19 Please refer to the updated Preliminary Ecological Appraisal and Biodiversity Mitigation and Enhancement Plan submitted with this application for full details of ecological matters. The updated BMEP has been provided proactively to address any ecological planning conditions that may otherwise be attached to a grant of permission.
- 6.20 These documents were previously submitted to the Council in support of the discharge of conditions associated with the earlier approved scheme (DISC/26/0014). Their inclusion with the current application, updated to reflect the revised proposals, ensures that the necessary ecological information has



been provided in full at the application stage. As such, it is considered reasonable that any ecological conditions applied to a permission could be framed as compliance only conditions, rather than pre-commencement conditions, given that the required details have already been submitted and assessed to be acceptable.

- 6.21 In summary, the development is considered acceptable in ecological terms and complies with Policies 25 and 31 of the HDPF, as well as the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

Arboriculture

- 6.22 Policy 31 of the Horsham District Planning Framework seeks to protect existing trees and woodland which contribute positively to the character of the area, while allowing for development where appropriate mitigation and replacement measures are secured.
- 6.23 The proposed development necessitates the removal of ten Category C trees to facilitate construction works. This represents a degree of tree loss equal to that of the previous approval, the trees identified for removal are of low arboricultural value. The site would remain well wooded and retains a substantial number of mature trees which make the principal contribution to the character and appearance of the site and the wider landscape setting.
- 6.24 Updated arboricultural documentation has been submitted in support of the revised application, including an Arboricultural Method Statement and Tree Protection Plan. These documents are consistent with, and based upon, the arboricultural information previously approved for the same design but updated to reflect the amended construction plan. They demonstrate that appropriate and robust tree protection measures can be implemented during the demolition and construction phases to ensure that retained trees are adequately safeguarded.
- 6.25 The demolition and rebuild of the dwelling does not give rise to any additional arboricultural impacts beyond those already assessed and accepted under the earlier permission. The proposed development footprint and access



arrangements remain unchanged, and no further tree loss or Root Protection Area incursions are required as a result of the revised approach to development.

- 6.26 As with the earlier permission, it is anticipated that conditions will be imposed to secure the installation and approval of tree protection fencing prior to the commencement of development, alongside further conditions to ensure ongoing protection of retained trees and appropriate replacement planting should any trees be lost or damaged during construction.
- 6.27 On this basis, the proposed development is considered acceptable in arboricultural terms and compliant with Policy 31 of the Horsham District Planning Framework, subject to the implementation of the proposed, having been previously approved, tree protection and mitigation measures.

Biodiversity Net Gain and Water Neutrality

- 6.28 A previous S73 application on site removed out of date conditions relating to water neutrality, the proposed dwelling will meet the same criteria set out and approved under application DC/25/1892.
- 6.29 The application is also BNG exempt because the applicant submits this proposal as a self build dwelling under the Self-build and Custom Housebuilding Act 2015 c.17 Section 1 (A1)
- 6.30 In this Act “self-build and custom housebuilding” means the building or completion by — (a) individuals,”. Developments falling under this legislation are expressly exempt in providing 10% BNG uplift. Relevant legislation is set out below.
- 6.31 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 UK Statutory Instruments 2024 No. 47 Regulation 8 sets out the relevant exempt developments.

Self-build and custom build applications.

8.— (1) The biodiversity gain planning condition does not apply in relation to planning permission for development which —



(a) consists of no more than 9 dwellings;
(b) is carried out on a site which has an area no larger than 0.5 hectares; and
(c) consists exclusively of dwellings which are self-build or custom housebuilding.

(2) In this regulation “self-build or custom housebuilding” has the same meaning as in section 1 (A1) of the Self-build and Custom Housebuilding Act 2015 (1).

Sustainability

- 6.32 The proposed development incorporates modern construction methods, high performance insulation and energy efficient building fabric to reduce heat loss and overall energy consumption. In addition, the scheme includes the installation of air source heat pump technology and electric vehicle charging infrastructure, which will significantly reduce reliance on fossil fuels and lower the operational carbon footprint of the dwelling.
- 6.33 The design also incorporates a full array of photovoltaic panels on the proposed roof, as shown on drawing PR08. The PV installation will provide on site renewable energy generation, further reducing carbon emissions and contributing to the long term sustainability of the development.
- 6.34 The scheme includes dedicated refuse and recycling storage facilities, ensuring that waste is managed in a sustainable and convenient manner in accordance with best practice and local authority requirements.
- 6.35 Overall, the proposed development adopts a comprehensive and integrated approach to sustainability. Through its energy efficient design, use of low carbon technologies and incorporation of renewable energy generation, the scheme fully complies with the objectives of Policies 35, 36 and 37, which seek to ensure that development mitigates the impacts of climate change through improved energy efficiency and sustainable construction practices.



7.0 CONCLUSIONS

- 7.1 This application seeks full planning permission for the demolition of the existing dwelling and its replacement with a new single-storey self-build dwelling, together with a double garage, demolition of existing outbuildings, erection of a new guest suite and associated landscaping works.
- 7.2 The proposal delivers the same design, scale, form and site layout as that previously approved under permission DC/25/1892. Following detailed structural investigations, it has been confirmed that the existing dwelling cannot safely support the approved extensions and alterations, meaning that demolition and rebuild is the only practical and deliverable means of implementing the consented scheme.
- 7.3 The proposal does not give rise to any new or additional planning impacts beyond those already assessed and accepted by the Local Planning Authority. The principle of development is established, the design and layout remain unchanged, and there is no additional harm to character, neighbouring amenity, ecology or trees. Updated arboricultural documentation confirms that previously approved mitigation and protection measures remain appropriate in the demolition and rebuild context.
- 7.4 The development is proposed as a self-build dwelling and is therefore exempt from Community Infrastructure Levy and mandatory Biodiversity Net Gain requirements. Matters relating to water neutrality have already been resolved under the most recent permission.
- 7.5 For these reasons, the proposal is considered to be acceptable in planning terms and fully compliant with the development plan and relevant national planning policy. Planning permission should therefore be granted.

Lewis and Co Planning
February 2025