DESIGN STATEMENT

CBH

Change of use of an Existing Presumed C3 "Sui-Generis" Holiday-Let to Permanent C3 Dwellinghouse

July 2024

Proposal for:

- Change of use to a single-storey Outbuilding on an Existing property from a Presumed C3 "Sui-Generis" Holiday-Let to a Permanent C3 Dwellinghouse.

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1 BACKGROUND

a) Site Description

1.1 The application property is not located within a Conservation Area. This proposal concerns the existing outbuilding on the site towards the rear of the property as a change of use—no material changes will be undertaken.

1.2 1 Cootham Brow is a two storey semi-detatched family home consisting of two bedrooms, built around 1920.

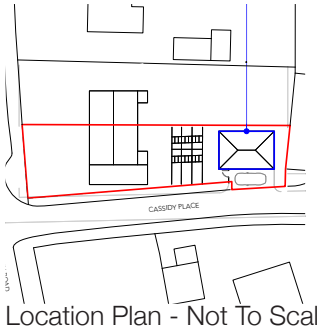
1.3 The outbuilding, originally a workshop, was successfully granted planning permission (REF APP/Z3825/A/13/2204995) for use as a Presumed C3 "Sui-Generis" Holiday-Let with conditions.

1.4 The elevations to the outbuilding are a combination of brickwork, render and hanging tiled roofing. Windows are primarily uPVC.

1.5 The existing 49.3m^2 outbuilding (highlighted in blue—fig. 1.7) is currently fitted-out and operates as a fully habitable, self contained Presumed C3 "Sui-Generis" Holiday-Let with double bedroom, spread over a single floor.

1.6 The immediate surrounding area is comprised of residential properties, many of which have been developed with outbuildings or garden structures.

1.7
1.8



Location Plan - Not To Scale



b) Previous Planning History - The Application Site

1.9 There have been a variety of applications relating to the site. This is summarised below. This application represents a full planning application concerning a change of use where no material changes will be undertaken.

1.10 It appears there have been various additions to the property over the years through formal applications which have responded to the changing needs of the occupancy.

1.11 *April 2013 - Application 86/P1176 - Granted through Appeal*
Change of use from garage and workshop to holiday let accommodation

1.12 July 2001 - *Application* SR/36/01 - *Granted*
Single-storey side extension Site: 1 Cootham Brow Storrington

1.13 January 1999 - *Application* SR/11/99 - *Granted*
Erection of a pergola
Site: 1 Cootham Brow Storrington

2 THE PROPOSAL

2.1 This application has been formulated following consideration of the site's characteristics, potential, existing planning precedents, with a view of creating a minor change of use that responds to the changing needs of the existing occupant.

2.2 The intention of this proposal is to entirely retain the existing envelope and physical characteristics of the existing outbuilding and implement a minor change of use within the Category-C Class.

2.3 It is assumed that The Outbuilding's current use falls under "Sui-Generis" as at the time of the appeal permission, there was not a specific use class for holiday homes. As such, the assumed current use class is C3 Residential as this is operated as a full-time Holiday-Let, and is built to a standard to be lived in as a separate entity. The change of use from Presumed C3 "Sui-Generis" Holiday-Let to Permanent C3 Residential Dwelling is necessary for the existing elderly occupant to inhabit the space full-time.

2.4 This is crucially in order to better suit changing mobility and accessibility needs of the existing elderly occupant, and will allow the main house at 1 Cootham Brow to be available for use with closer proximity to family members.

2.5 The general massing of the property will remain unchanged and its existing operation as a Category-C Class Residential dwelling will be maintained.

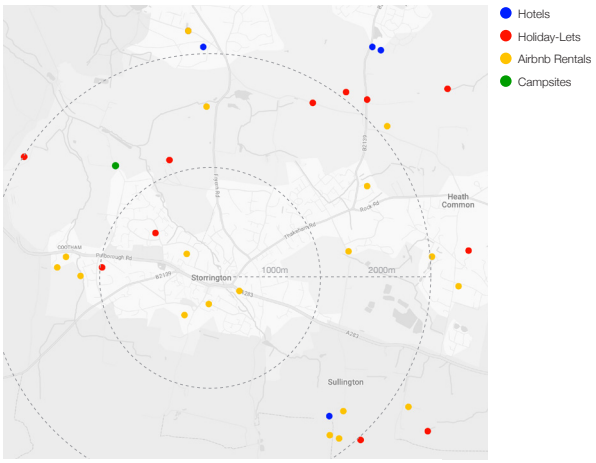
2.6 The current use of the outbuilding is a Presumed C3 "Sui-Generis" Holiday-Let with conditions, where the outbuilding has been run as a respected and high-quality Self-catering Holiday Home over the past decade.

2.7 There is a wish to allow the main house at 1 Cootham Brow to be self-contained if needed, with **removal** of the conditions of the previous application (REF APP/Z3825/A/13/2204995) to maintain the holiday let as part of the main house—referenced in the proposed drawings.

2.8 However, due to the existing elderly occupants changing needs and mobility issues they are no longer able to continue holiday let operations, and now, critically, require use of the smaller, more accessible dwelling with single storey access.

2.9 Furthermore, considering there is already an abundant provision of short-term accommodation in the area of Storrington, the change of use proposed will not have a noticeable impact on the local tourism and short-term accommodation requirements of the area.

2.10



Local Short-Term Accommodation Map

3 DESIGN & ACCESS STATEMENT

a) Use

3.1 There will be no major changes of use - the property and its outbuilding will remain residential Category C-Class use—with the removal of conditions allowing the outbuilding to be a Permanent C3 Residential Dwelling, rather than a Holiday-Let or “Sui-Generis”

b) Scale and Amount

3.2 As this proposal is for a change of use for an already functioning Category C-Class Residential Dwelling there will be no need for any material alterations to the outbuilding—therefore there will be no change to scale or amount.

c) Layout

3.3 The Outbuilding’s layout already serves as a suitably functioning configuration for a Presumed C3 “Sui-Generis” Holiday-Let therefore no alterations will be made to the plan.

3.4 The outbuilding was refurbished to a high standard in its previous conversion to a Presumed C3 “Sui-Generis” Holiday-Let. The materials and systems used in the refurbishment have been designed to comply with all contemporary; fire, thermal, spacial and ventilation regulations.

d) Appearance

3.5 As this proposal is for a change of use for an already functioning Category C-Class Residential Dwelling there will be no need for any material alterations to the outbuilding—therefore there will be no change to its appearance.

f) Access

3.6 The existing eldery occupant requires a smaller more accessible dwelling with single storey access. Where these criteria are satisfied by the occupation of the property’s existing outbuilding, therefore in this application there will be no changes to accessibility to the property.

4 CONCLUSION

4.1 The application proposes a modest change of use of an existing Presumed C3 “Sui-Generis” Holiday-Let to a Permanent C3 Residential Dwelling, that will enable the existing elderly occupant to better access and function within their own home while remaining within the borough—crucially in order to better suit their changing mobility and accessibility needs.

4.2 There will be no visual disruption to the existing outbuilding, the street or the wider context, as no material changes are being proposed in this application.

4.3 Noise disruption to the neighbouring properties is not an issue as the outbuilding currently serves as a Presumed C3 “Sui-Generis” holiday let and this application represents replacing itinerant holiday-making tenants with a single elderly occupant in permanent residence.

4.4 Although procedurally the application could be obtained more efficiently through a Certificate of Lawful Development—A Full Planning Application should allow for more oversight and coherence from a planning perspective. Furthermore there is also a wish to define the property in its own right which could be similarly achieved through a Certificate of Lawful Development

4.5 The presence of existing outbuildings and garden structures on properties within the area fall under a variety of informal uses and set a precedent for the proposal. A change of use should not be seen as extraordinary in the context of the surrounding properties.

4.6 The proposed change of use has been tested against published policy, and is intended to improve existing residential accommodation in the borough.

4.7 In the light of the above, the proposed change of use is considered to be acceptable in all respects and we hope that it will be viewed favourably by Horsham District Council.

4.8 The long-term benefits of the proposal aims to preserve the existing diversity of the local community while simultaneously meeting the needs of The Borough’s requirement for an increase in housing provision—as the application will represent a dwelling gained.