



Oaker Planning

PLANNING, DESIGN AND ACCESS STATEMENT

Project: Erection of replacement dwelling

Site: Bentons Barn, Bentons Lane, Dial Post, RH13 8NP

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1. Introduction

- 1.1 The proposal is for the replacement of the existing dwelling with a proposed detached chalet style bungalow with roof accommodation. An unrestricted residential use of the existing dwelling was established by permission DC/24/0284.
- 1.2 The following documents are submitted in support of the application:
- Planning, Design and Access Statement
 - Drawings:
 - Drawing 1 – Location Plan
 - Drawing 2 – Proposed Site Plan
 - Drawing 3 – Existing Elevations & Floorplans
 - Drawing 4 – Proposed Elevations, Floorplan and Roof Plan
 - Preliminary Ecological Appraisal
 - Biodiversity Enhancement Layout Plan
 - Construction Management Plan
 - Drainage Plan
 - Schedule of Materials

2. The Site and Surroundings

- 2.1 The application site is located on Bentons Lane in Dial Post village and lies toward the end of an existing ribbon of residential development. Dial Post has been designated a “Secondary Settlement” in the emerging Local Plan. Secondary Settlements have been recognised to be capable of supporting more development in comparison to “unclassified” settlements or rural land. The site is approximately 60m away from the secondary settlement boundary. Residential development on Bentons Lane exhibits varying designs, styles, sizes with no common streetscene.
- 2.2 To the North and West of the site are open fields/shrubland, with neighbouring dwellings lying to the east. The site is located outside of AONB’s / National Parks.

3. Planning History

3.1 Relevant Planning History is as follows:

- **DC/24/0284** – Change of use from existing office and barn to 2 No. single storey dwellings. Permitted 15.08.2024

3.2 Relevant Local Planning Decisions:

- **Replacement dwelling at Beehive, Bentons Lane** (*DC/12/2221 Demolition of existing single storey dwelling and the erection of a 3-bedroom chalet with detached garage and garden/bike store*)
- **Replacement dwelling at Highgrove, Bentons Lane** (*DC/06/0350 Replacement dwelling and detached garage*)
- **Recently approved Replacement dwelling at Smithers Hill Lane** (*DC/25/1095 Demolition of existing dwelling and construction of a replacement dwelling with detached car port/store building. Alterations to existing vehicle access.*)
- **Replacement dwelling at Bentons Cottage, Bentons Lane** (*DC/26/0465 Demolition works. Replacement of existing dwelling with detached chalet bungalow*)

4. Design and Access

5.1 The dwelling has an existing access to Bentons Lane which connects to the main Worthing Road at Dial Post village then leading on to the A24. The access point leads to an area of existing driveway/hardstanding to provide for parking of 3+ cars.

5. Planning Policy Context

6.1 Development plan for Horsham District Council comprises Horsham District Planning Framework 2015 (HDPF) and the National Planning Policy Framework (NPPF) revised December 2024. The West Grinstead Neighbourhood Plan

(WGNP) was made following a referendum in June 2021. The WGNP is silent with regard to replacement dwellings and house extensions.

Horsham District Planning Framework 2015 (HDPF) (Relevant Policies).

- 6.2 **Policy 1** states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible.
- 6.3 **Policy 2** seeks to maintain the district's unique rural character whilst ensuring that community needs are met through sustainable growth and suitable access to services and local employment. Relevant points in the spatial strategy are:
- *Focus development in and around Horsham, and allow for growth in the rest of the district in accordance with the identified settlement hierarchy;*
 - *Continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period, and;*
 - *Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.*
- 6.4 **Policy 3** lays out the development hierarchy for where development will be prioritised. **Policy 4** lays out the conditions where settlement expansion will be considered to be acceptable (points 1-5).
- 6.5 **Policy 24** states the high quality of the district's environment will be protected through the planning process. Development will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution.
- Policy 25** seeks to protect the Natural Environment and landscape character of the district against inappropriate development.
- 6.6 **Policy 26** states that outside of built-up area boundaries, any proposal must be essential to its countryside location, of an appropriate scale and must meet one of four criteria which includes enabling the sustainable development of rural areas.

- 6.7 **Policy 28** states outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition: 1. Replacement dwellings will only be supported on a 1-for-1 basis. 2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also be in keeping with the scale and character of the existing dwelling.
- 6.8 **Policy 31** concerns biodiversity and aims to ensure that any development positively contributes to green infrastructure and biodiversity.
- 6.9 **Policy 32** concerns design standards and aims to ensure that development is well-designed in its context. **Policy 33** concerns general development principles which includes *“Making efficient use of land, and prioritising the use of previously developed land and buildings”*.
- 6.10 **Policy 35** indicates that development should make a clear contribution to mitigating climate change, carbon output and energy use. It also requires developments to reduce surface water runoff and include measures which promote water recycling.
- 6.11 **Policy 36** sets out the requirement for clean, efficient energy use. **Policy 37** seeks to ensure sustainable construction of developments.
- 6.12 **Policy 41** states that adequate parking facilities must be provided.

National Planning Policy Framework (NPPF)

- 6.13 **Paragraph 10** of the NPPF states that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework and should be seen as a golden thread running through both plan-making and decision-taking.
- 6.14 **Paragraph 11 states that for decision-making this means:**
- c) approving development proposals that accord with an up-to-date development plan without delay; or:

- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.15 **Footnote 8** states:

- This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

6.16 **Paragraph 39** states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.*

6.17 Core land-use planning principles are considered at **paragraphs 124-125**. Here, the relevant comments state that planning decisions should:

- *Promote an effective use of land in meeting the need for homes and other uses;*
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
- promote and support the development of under-utilised land and buildings.

Self-Build Act 2015

6.18 Self-Build Act 2015 establishes a duty for local authorities to permit development for enough self-build plots that meet the demands of the self-build register.

6. Housing Context

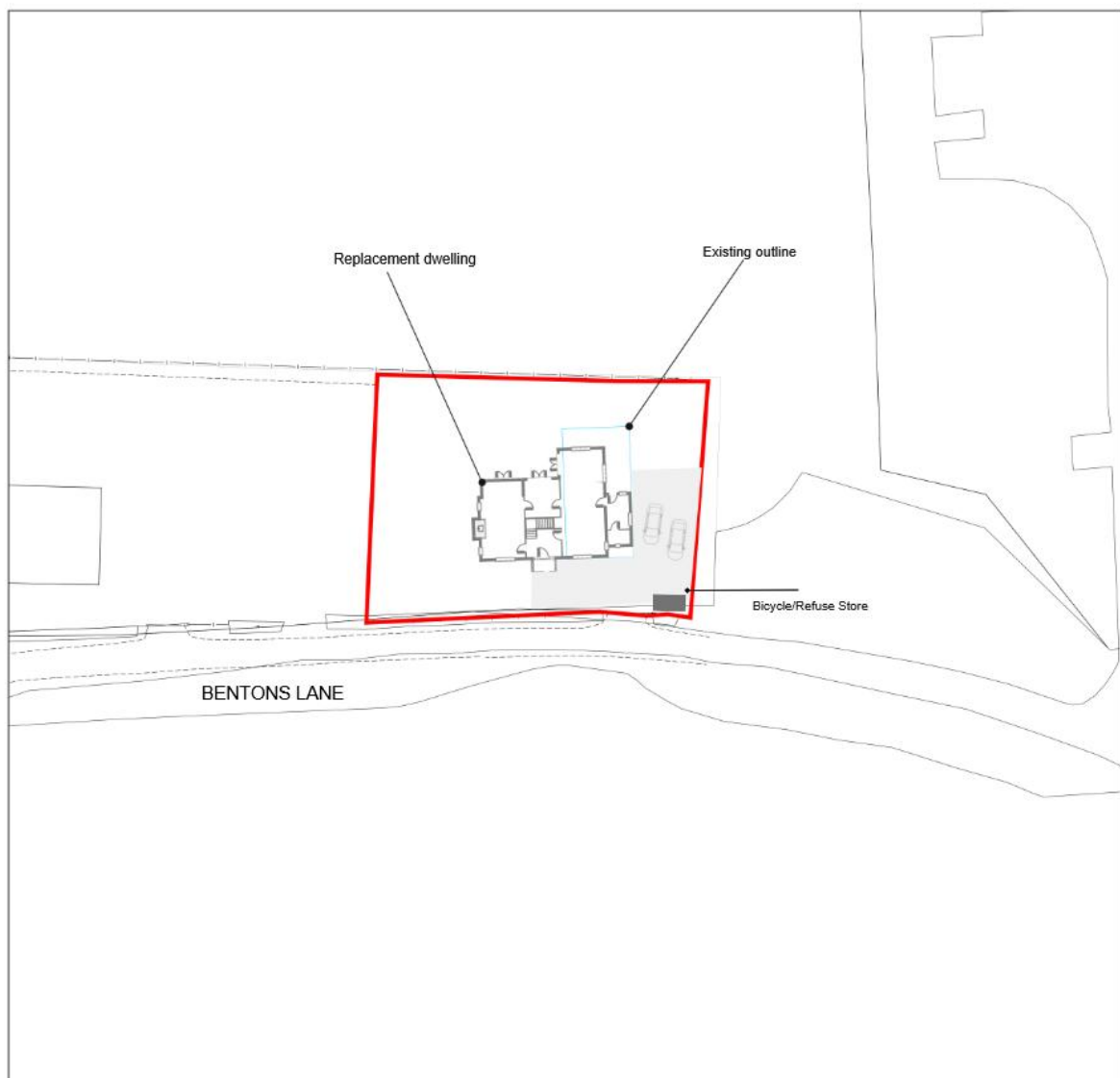
- 6.19 Horsham District is unable to demonstrate a 5 Year Housing Land Supply and is only able to demonstrate 1.7 years as of its latest Authority Monitoring Report. It is therefore in this housing context that this application which ‘involves the provision of housing’ (as described in NPPF) is put forward and therefore the tilted balance and presumption in favour of development is engaged for this development.

7. Scheme Appraisal

Scheme Appraisal / Principle of Development

- 7.1 The site is located in the countryside for planning purposes yet very close to the Dial Post Secondary Settlement boundary, enabling sustainable development in a semi-rural area. Notwithstanding the proximity to Dial Post settlement, Policy 28 of the HDPF supports replacement dwellings outside of built-up area boundaries in the countryside. The principle of development is therefore considered to be acceptable and supported by the Local Plan.
- 7.2 Replacement dwellings are supported in the current Horsham District Local Plan at Policy 28 on a 1-for-1 basis and replacement dwellings have been widely supported in various decisions stretching back decades in the district. The proposed development will be on a 1-for-1 basis and the existing dwelling is not derelict.
- 7.3 The separate unrestricted residential use of the building has already been established and therefore the development would maintain the site’s residential character. In addition, the development will be of a smaller scale and size to the neighbouring dwelling to the West which reflects the slightly smaller plot size. The development will be in-keeping with other dwellings on Bentons Lane and in Dial Post village. The proposed development would result in a dwelling of a similar scale, or smaller, of other dwellings on Bentons Lane.
- 7.4 The curtilage and garden of the dwelling is spacious at approximately 0.22 acres and is able to accommodate a larger dwelling than the dwelling which currently sits on the site. The existing dwelling occupies a width of 6 metres but is long at 12

metres. While the proposed dwelling is 14 metres in width (including utility area) it will be shorter to the rear and therefore overall, the size is considered to be proportionate to the existing dwelling and the plot as a whole. The total building built footprint will be 97sqm which is only a modest increase compared to the existing dwelling at 72 sqm and can be easily accommodated within the curtilage. The overall height will increase to 7.2 metres, which remains 0.3 metres less than the neighbouring dwelling. This is again considered to be an acceptable increase in height when compared to the neighbouring dwelling and other properties on Bentons Lane. A site plan comparison is made below between the proposed and existing outlines:



- 7.5 After the proposed development there will remain a large size garden space and driveway and large spaces between the dwelling and the curtilage boundaries,

demonstrating again clearly that the new dwelling can be easily accommodated within the curtilage. To the west there will be approximately 11 metres between the proposed dwelling and the neighbouring plot which is ample room.

7.6 Bentons Lane is residential in nature and has a variety of different architectural styles, size and it is noted there is no common street scene, design or architectural features, although all properties are detached. There is therefore scope for the new attractive chalet-style design as proposed.

7.7 It is considered the proposed dwelling will greatly improve the site as a whole when compared to the existing dwelling and will contribute to Bentons Lane and the vicinity as a modern construction with attractive chalet style appearance.

7.8 In terms of **amenity**, following a non-material amendment on the neighbouring property the triple garage will no longer have first floor windows and therefore it is not expected that there will be overlooking due to the garage built form and therefore the proposal is considered acceptable in amenity terms.

Precedent on Bentons Lane for replacement dwellings

7.9 Bentons Lane has seen three replacement dwellings at “Beehive”, “Highgrove” and Bentons Cottage. The replacement of Beehive was from a very small bungalow to a significant detached chalet bungalow similar to this proposed development. The replacement of Highgrove was from a small bungalow to a significant full detached two-storey dwelling, which far exceeds this current proposal in terms of size. Furthermore, permission was recently granted at Bentons Cottage for a new dwelling as a significant chalet home.

A comparison is made between those developments and this proposal in terms of overall internal floorspace/size.

	Pre-development Existing Dwelling internal floorspace	Replacement dwelling internal floorspace	Percentage increase
Beehive DC/12/2221	~ 60 sqm	200 sqm	+ 333%
Highgrove DC/06/0350	~ 70 sqm	240 sqm	+ 343%
Smithers Hill Lane DC/25/1095	~65 sqm	170 sqm	+262%
Proposed Dwelling	~72 sqm	188 sqm	+161%

- 7.10 It is therefore considered that the precedent on Bentons Lane for replacement dwellings as shown above with these past decisions as material planning considerations, is strong support for this proposal. It is noted that the increase in floorspace in percentage terms for this development will be less than other replacement dwellings already permitted on Bentons Lane. It is further noted that the recently permitted replacement dwelling at Smithers Hill Lane (*DC/25/1095*) was permitted with a ridge height of 7.7 metres, greater than this proposal, with the existing Smithers Hill Lane dwelling being a small single storey bungalow similar to this existing dwelling.
- 7.11 Furthermore, it is considered the proposed development would make the most efficient use of the site as a whole, enabling sustainable development on previously developed land (PDL) in accordance with the NPPF principles.
- 7.12 For the above reasons it is considered that the development accords with the development plan in full and should therefore be supported.

Lack of Housing Land Supply

- 7.13 Horsham District is unable to demonstrate a 5 Year Housing Land Supply and is only able to demonstrate 1.7 years as of its latest Authority Monitoring Report. It is therefore in this housing context that this application which ‘involves the provision of housing’ (NPPF) is put forward and therefore the tilted balance and presumption in favour of development is engaged for this development.

Self-Build

- 7.14 It is proposed the new dwelling would be a self-build and therefore exempt from BNG requirements. The local authority is also under a duty to permit enough self-build sites to meet the self-build register demand.

Other Considerations

7.15 Measures will be carried out to ensure compliance with the development plan:

- Retaining as many trees and green infrastructure as possible.
- Biodiversity enhancement as laid out in the Enhancement Layout Plan
- Low energy lighting to be used (“lean”).
- Installation of Electric Vehicle charging point (“clean”).
- New dwelling water consumption to be 110 l/p/d.
- Wherever possible materials sourced sustainably and locally.
- Local labour to be sourced wherever possible.
- Recycling to be encouraged through separate refuse storages.
- Please see site plan for drainage strategy.
- Sufficient parking of 3+ spaces.
- The development is not located in a flood risk area.
- Bicycle and bin stores as shown in Site Plan.

Energy Statement

The Energy hierarchy is as follows: All development will be required to contribute to clean, efficient energy based on the following hierarchy:

1. Lean – use less energy – e.g. through demand reduction
2. Clean – supply energy efficiently – e.g. through heat network
3. Green – use renewable energy sources

The development proposes new Air source heat pump in accordance with the hierarchy (ASHP) (“Lean” and “Clean”)

8 Conclusion

- 8.1 This statement is in support of an application for the erection of a replacement dwelling at Bentons Barn, Bentons Lane.
- 8.2 It is concluded that the proposal is in accordance with the development plan, as a replacement dwelling which garners direct support in the Local Plan. The dwelling will be a modest increase in width and height when compared to the existing dwelling. In addition, the development is in a sustainable location.
- 8.3 Further, it is concluded that the development will make for the most optimal and efficient use of the site which is previously developed land (PDL).
- 8.4 We look forward to receiving the determination.