

DESIGN & ACCESS STATEMENT

Sunny Side

Bentons Lane, Dial Post,
W. Sx. RH13 8NW

Demolition of existing residential property & associated outbuildings. Erection of a single detached replacement dwelling, together with detached double garage.

25th June 2026

SUMMARY

- 1.0 This Design and Access Statement has been prepared to support the Planning Application for the Demolition of the existing residential property & associated outbuildings & the erection of a single detached replacement dwelling, together with detached double garage.



- 1.1 This statement describes the design development of the proposal for the proposed detached replacement dwelling on the site & demonstrates that it accords with current planning policy guidance. Throughout this process KG Designs have worked with specialists & consultants to ensure that the application meets local planning validation requirements. The outcomes of the surveys and reports completed by these external consultants have directly informed the design process and have been integrated within the proposal as a whole. Consultants involved include: -
Ecologist - Ecology & Habitat Management Ltd.
Arbtech - Bat Emergence & Re-Entry Survey
Energy Assessor – Therm Energy
- 1.2 We would be happy to answer any questions or queries regarding this application, at any time & would welcome the opportunity to meet with a Planning Officer, from Horsham District Council on site to discuss the proposal in greater detail.

THE SITE

- 2.0 The application relates to an existing residential site occupied by a single detached property 'Sunny Side'
The site occupies a total area of 1350 sq.m (one-third of an Acre) or 0.135 hectares to the south of Bentons Lane, approx. 270 m to the west of the junction of Bentons Lane with Worthing Road.
- 2.1 The application site lies within the administrative area of Horsham District Council for planning purposes, is not within a Conservation Area, Area of Outstanding Natural Beauty or National Park. There are no Tree Preservation Orders within the curtilage of the property.
There are no buildings / structures within the immediate vicinity of the site which are known to be listed. The Horsham District Policy Map confirms that the site is outside the defined built-up area, in terms of planning policy the site is therefore in a countryside location.
- 2.2 Dial Post which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility. However, Dial Post contains services to serve the local community including a Village Hall, Public House & a locally run Farm Shop.
Dial Post is approx. 3.0 miles to the north of Ashington & 4.0 miles to the west of Partridge Green, villages that contains a variety of amenities to meet the everyday needs of local residents including pre-schools, primary schools, shops, restaurants, churches and employment facilities.
The Local Plan Review Issues & Options (April 2018) proposed Dial Post as a secondary settlement where some residential infilling may be acceptable.
- 2.3 Pedestrian & Vehicular access to the site is provided via Bentons Lane, which is a private road/ lane, which also doubles as a Bridleway (Ref. WEG-1886-1) A total of 21 properties, including Sunny Side are accessed via Bentons Lane, with a total of 16 No. being to the east of Sunny Side (closer to Worthing Rd.) & 4 No. to the west of Sunny Side.
The existing property is access off Bentons Lane via a narrow/ restricted pair of gates.
- 2.4 The site & the immediately surrounding area is within Flood Zone 1 as designated by the Environment Agency & therefore, has a low probability of flooding
- 2.5 The boundaries of the site are currently formed to the south, east & west with timber panelled fencing. The northern boundary facing onto Bentons Lane is formed with a low timber picket fence to either side of the centrally positioned, narrow/ restricted pair of gates providing access to the site from Bentons Lane.
In addition, there are shrubs & hedging to the front, northern boundary & a single horse chestnut tree.
- 2.6 Bentons Lane currently comprises a mix of detached properties & architectural styles, of varying size, ranging from bungalows, chalet bungalows, two story properties & three-story properties, comprising a two-story property together with a roof conversion.
There is no consistent local vernacular found within the vicinity of the site.

- 2.7 The existing property that currently stands on the site provides a single detached, two bedroomed dwelling, siting within a domestic curtilage of 1350 sq.m (or one-third of an Acre) The gross external G.F. Footprint of the existing property is 69 sq.m. together with an additional 30 sq.m. gross external F.F. making a total gross external area of property of 99 sq.m.
- 2.8 There is no recorded Planning History for the property / site, however the property has benefited from the construction of small sigle storey extensions to the side & rear of the property that are within permitted development limits with regards to Planning. However, the existing dwelling could also benefit from larger side & rear extensions, totalling an addition forty plus square meters, within Permitted Development Limits, without the need for Planning Approval, which would make a property with a gross external area of around 140 sq.m.
- 2.9 In addition, a further 16 sq.m. of detached outbuildings, comprising sheds & Chicken Houses exists on the site.

THE PROPOSAL

- 3.0 Planning permission is sought for the construction of a single detached replacement dwelling effectively on the same footprint of the existing property, therefore requiring the demolition of the existing property prior to the commencement of construction of the proposed replacement dwelling,
- 3.1 The existing pedestrian / vehicular access to the site is to be replaced with an in & out drive providing access onto Bentons Lane to serve the proposed dwelling. Thus, improving the access to the proposed dwelling & ensuring that no vehicles have to reverse out onto Bentons Lane
- 3.2 The proposed detached replacement dwelling being on the same footprint of the existing property, sitting between the existing properties (Meadow View & Beehive) to either side of the site, relate well to the existing properties. There is no consistent street scape within Bentons Lane, with a more higgledy-piggledy layout of properties, in particular to the south side of Bentons Lane. There isn't any apparent pattern in the arrangement & organisation of the existing homes within the Lane, with the proposed replacement dwelling, sitting comfortably within the existing street scape.
Windows/ doors predominately face to the front and rear of the property and offer no overlooking into neighbouring gardens, there are a limited number of windows/ doors to the side elevations.
- 3.3 The proposed dwelling includes a detached double garage to the south-east corner of the site, together with ample space for the parking & turning of additional vehicles on the proposed drive to the front & side of the property, all to be provided within an attractively landscaped area. In addition, cycle storage will be provided within the garage & Waste bin and recycling facilities are discreetly provided to ensure no adverse impacts upon the surrounding locality.

- 3.4 The remaining area surrounding the proposed gravel drive to the front of the proposed dwelling, along with the area of rear garden formed is to be laid to lawn, together with the planting of additional trees as indicated, with the area of lawn directly under the existing & proposed trees, under planted, with a selection of spring (daffodil, Crocus, Tulip) Bulbs.
- 3.5 The existing properties within Bentons lane, are of traditional design, with clay plain tiled roof, over multi-coloured stock bricks, together with some rendered & tile hung cladding. The proposed dwelling is sympathetic to this and typically follows a traditional Sussex vernacular with use of: -
- Clay plain tiled roof with bonnet hip, coursing valley tiles & half round ridge tiles.
 - Multi-coloured red/ brown clay brick wall, with weather struck pointing. Contrasting red brick quoins to external corners, window / door openings, Arches & soldier courses, together with low level horizontal plinth course. With timber (Oak) weatherboarding over to some first-floor walls
 - Working brick-built chimney
 - Traditional casement windows (Double glazed u.P.V.C.)
 - half round gutters & circular downpipes (u.P.V.C.)
 - Oak framed entrance porch canopy
- 3.6 The proposed property provides 4 bedrooms, good size family living space as well as a work from home study and will be built to provide a lifetime home, the room sizes all exceed prescribed space standards.
- 3.7 The proposed property with a gross external area of 325 sq.m. (3500 sq. ft.) sits within a proposed domestic curtilage of just over 1350 sq.m. (or one-third of an Acre) with a functional 700 sq.m. (7500 sq. ft.) plus of private rear garden.
In addition to the proposed replacement dwelling, the proposed detached double garage within the south-east corner of the site, occupies a gross external area of 42.5 sq.m. (458 sq. ft.)
The percentage net increase in proposed gross external floor area represents a 280% increase over the existing. If the potential for permitted development of the existing property is taken into account, the proposed gross external floor area represents just 190% increase, without including any allowances for permitted development associated with detached outbuildings within the rear garden, which could be considerable,
Therefore, the proposed gross external floor areas are compatible with the net increase in similar replacement dwellings approved in Bentons Lane over the last twenty years or so. Most notably, Beehive, Planning Ref. DC/12/2221 Approved on the 4th Feb. 2013 & DC/13/1221 Approved on the 8th Dec. 2013 & The Chalet Planning Ref. DC/05/2691 Approved on the 5th Jan. 2006
- 3.8 The existing mature horse chestnut tree to the front of the plot, is to be retained as existing, as is the existing Willow tree to the south-west corner of the plot. The planting of an additional Rowan tree is proposed to the north-east corner of the plot & no doubt once completed, the occupier / client will look to add to the landscaping to both the front & rear of the proposed property with the appropriate addition of further small trees & shrubs along with traditional garden planting. Once the propose landscaping has matured alongside the existing landscaping to the plot, the proposed dwelling will blend into its immediate surroundings as if it has always been there.

- 3.9 The existing outlook of any of the existing properties within Bentons Lane will not be adversely affected by the proposed replacement dwelling
- 3.10 The existing Bridleway (Ref. WEG-1886-1) to the north of the site effectively following the route of Bentons Lane, (a private road/ lane) along with the everyday access to the neighbouring properties on Bentons Lane, will not be affected by the proposed replacement dwelling, Sunny Side.
- 3.11 During construction as a result of my client's ability to have the majority of the large deliveries delivered to their family's business, located within close proximity of the Sunny Side site, it will be possible to plan individual deliveries to the site, precisely when they are needed, using smaller vans/ commercial vehicles, rather than larger HGVs more usually associated with building material deliveries. As a result, deliveries of Building Materials directly to the site by large commercial / HGVs will be minimised.

PLANNING POLICY

- 4.0 The National Planning Policy Framework (December 2024) is a material consideration, relevant policies & guidance are listed below: -
- Sustainable Development**
- 4.1 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 (NPPF paragraphs 1 and 3).
- 4.2 Paragraph 2 of the NPPF sets out that 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:
- a) 'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy'.

- 4.4 Paragraph 10 states ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the application of policies of the Framework that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. Particular regard should be given to key policies for directing development to sustainable locations, making efficient use of land, securing well designed places and providing affordable homes, individually or in combination (NPPF paragraph 11 d)
- 4.6 Paragraph 12 of the Framework states that ‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.
- Plan and Decision Making**
- 4.7 Paragraph 34 requires policies in local plans and spatial strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In respect of housing, ‘Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future’.
- 4.8 In terms of decision-making, the Framework states at paragraph 39 that ‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.
- Highways and Car Parking**
- 4.9 Paragraph 109 requires transport issues to be considered at the early stages of plan-making and development proposals.
- 4.10 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

- 4.11 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport (paragraph 113)
- 4.12 Paragraph 116 makes it clear that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 4.13 **Effective Use of Land**
Paragraph 124 requires planning policies & decision to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.
- Design**
- 4.14 In terms of design, Section 12 seeks to achieve well designed places sets out that the 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (paragraph 131)
- 4.15 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character & history & should be designed with a high standard of amenity for existing and future users.
- 4.16 Paragraph 139 states that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or
b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings'.
- Climate Change**
- 4.17 Paragraph 161 requires the planning system to support the transit to net zero by 2050 and take full account of all climate 12 change impacts. New development should be planned in ways that avoid increased vulnerability to the range of impacts arising from climate change & to help reduce greenhouse gas emissions, such as through its location, orientation and design.
- 4.18 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 170). Local Planning Authorities should ensure that flood risk is not increased elsewhere as a result of new development (paragraph 181)

- 4.19 Applications which could affect drainage in or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff which are proportionate to the nature and scale of the proposal (paragraph 182).

Natural Environment

- 4.20 Paragraph 187 requires planning policies & decisions to contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value & soils & recognising the intrinsic character and beauty of the countryside. Policies & decisions should also minimise impacts on and provide net gains for biodiversity.

Habitats and Biodiversity

- 4.21 Paragraph 193 states that when determining planning applications, Local Planning Authorities should apply a set of principles and if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated against or, as a last resort, compensated for, then planning permission should be refused.
- 4.22 The presumption in favour of sustainable development does not apply where there would be a significant effect on a habitats site (either alone or in combination with other plans and projects) unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (paragraph 195)

Ground Conditions and Pollution

- 4.23 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 197). Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198)

Local Planning Policy

- 4.24 Horsham District Planning Framework (HDPF) (2015). The relevant policies are listed as follows:
- Policy 1: Sustainable Development
 - Policy 24: Environmental Protection
 - Policy 25: District Character and the Natural Environment
 - Policy 26: Countryside Protection
 - Policy 28: Replacement Dwellings and House Extensions in the Countryside
 - Policy 31: Green Infrastructure and Biodiversity
 - Policy 32: The Quality of New Development
 - Policy 33: Development Principles
 - Policy 35: Climate Change
 - Policy 36: Appropriate Energy Use
 - Policy 37: Sustainable Construction
 - Policy 38: Flooding
 - Policy 39: Infrastructure Provision
 - Policy 40: Sustainable Transport
 - Policy 41: Parking

- 4.25 HDPF Policy 28 specifically permits the construction of replacement dwellings within the countryside.

DETAILS OF THE PROPOSAL

- 5.0 Dial Post is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) The Horsham District Policy Map confirms that the site is outside the defined built-up area, in terms of Planning Policy the site is therefore in a countryside location.
However certain development within the countryside may be permitted, including the construction of replacement dwellings as confirmed by HDPF Policy 28. This policy states that the construction of replacement dwellings within the countryside will be supported where:
- The replacement dwelling can be accommodated appropriately within the curtilage.
 - Replacement dwellings will be supported on a one for one basis & the property is not derelict.
 - The replacement dwelling is not disproportionate in size to the existing dwelling.
- 5.1 Essentially HDPF Policy 28 seeks to ensure that a replacement dwelling is of an appropriate scale, siting & design, which will have due regard to its setting & the size of the existing dwelling. As the proposal relates to the construction of a replacement dwelling, together with detached double garage, there should be no objections in principle to the planning application submitted.
- 5.2 The NPPF does not provide any specific advice in respect of the construction of replacement dwellings within the countryside and therefore the key policy consideration in this regard relates to HDPF Policy 28.
- 5.3 With regards to the relevant criteria of this policy, the proposed dwelling is clearly accommodated within the existing residential curtilage, with the replacement dwelling being positioned in a similar location to the existing, ensuring that the existing property has to be removed from the site to enable the construction of its proposed replacement. Which sits comfortably between the existing dwellings to either side, with ample space to all of the site boundaries.
- 5.4 The proposal is for a one for one replacement of an existing dwelling which is not derelict.
- 5.5 The ridge height of the proposed dwelling is consistent with the ridge heights of the existing dwellings to either side of the plot, being of a chalet style design with the first floor partially contained within the roof space.
The proposed dwelling is of a high quality, traditional design with a pitched roof, appropriate to the rural character & appearance of both its immediate surroundings & the wider area. The proposal will result in substantial enhancement to the appearance of the site.

- 5.6 The proposed detached double garage positioned within the south-east corner of the site, is an appropriately sized building, proportionate in size to the proposed replacement dwelling it serves. Its proposed design & scale is in keeping with the overall proposal for the site. In fact, with the exception of the ridge height the proposed detached double garage would be considered as permitted development, the reason the additional ridge height (being just 0.9m higher than the permitted development height of 4.0m) being to accommodate the proposed photovoltaic Panels to the south, south, west facing roof slope of the proposed garage, further enhancing the overall suitability & sustainability of the development.

DESIGN PRINCIPLES / SUSTAINABILITY

- 6.0 The design seeks to maximise all the sustainable potential of the site including waste minimization and thermal performance.
- 6.1 The proposed dwelling, being a replacement dwelling, between existing residential properties, by virtue of its scale & siting, the proposed dwelling, will result in no unacceptable, overbearing, overshadowing or overlooking impact on the existing residential properties to either side of the site. Furthermore, the proposed dwelling will not give rise to any noise or disturbance harmful to the residential amenity of its neighbours.
- 6.2 The materials used in the construction of the proposed dwellings will reflect those already present within the immediate locality of the application site, namely multi coloured stock bricks with timber (Oak) weatherboarding to some first-floor walls, plain clay tiles cladding of the roof. Ensuring that the proposed dwelling will appear fully integrated into the established character of the locality.
- 6.3 The height, scale & massing of the proposed dwelling, respects the established scale of neighbouring development, fitting comfortably within the plot, furthermore, the overall design of the proposed dwelling will complement neighbouring properties, being adjacent / sandwiched between existing, established residential development. The new dwelling being in keeping with the established character of the street scene of Bentons Lane. The application site provides the opportunity to deliver a replacement dwelling, in a sustainable location, without adversely impacting upon the established character of the wider locality.
- 6.4 The orientation of the larger living room doors and windows to the rear south facing elevation along with the reduced area of glazing to all other elevations, maximise passive solar gain, ensuring that the occupants gain maximum benefit from sunlight within the proposed replacement dwelling.
- 6.5 The proposed dwelling will carefully & specifically be designed to ensure that it is environmentally sustainable in its construction & future occupation. The dwelling will be constructed to the highest insulation standards, incorporating a mix of renewable energy technology including Photovoltaic Panels (to south facing roof of proposed detached garage) battery back-up & air source heat pump. To meet & where possible exceed the requirements of the Building Regulations at the time of construction.

KG DESIGNS

- 6.6 The working chimney will have a low air leakage wood burning stove of under 5Kw so does not overly impact air tightness and does not require any permanent ventilation.
- 6.7 Low water usage within the proposed dwelling is an integral part of the design, with aerated taps and shower heads along with 3 / 6 Ltr. Dual flush cisterns used throughout.
- 6.8 Heating will be provided via underfloor heating throughout the ground floor of the property, split into 5 No zones, Hall/ Porch, Living room, Kitchen/ Breakfast, Study/ Garden Room, Utility/ Family Room. With each zone thermostatically controlled to clients' requirements. With the first floor covered via conventional radiators, each individually controlled via thermostatic Rad. Valves. All to be heated via an air source heat pump. In addition, hot water will be provided via a mains pressure hot water cylinder, heated via the Photovoltaic Panels proposed for installation on the south facing roof of the proposed detached garage. Note – in addition to the proposed Photovoltaic Panels, battery back-up is to be provided.
- 6.9 All lighting to be LED energy efficient light fittings, all internal, to be light fitting that can only take lamps having a luminous efficacy greater than 75 lumens per Circuit Watt. All external lamps to be of type that extinguish when there is enough daylight, and when not required at night, & fitted with sockets that can only be used with lamps having a luminous efficacy greater than 75 lumens per Circuit Watt. Note the external lighting scheme is to be Sensitive designed & installed to avoid illuminating bat foraging and commuting habitat.
- 6.10 All electrical appliances to be A rated with low energy and water consumption.
- 6.11 The application site's location within the countryside does not necessarily make it 'unsustainable' simply by definition. The proposal will not create unsustainable travel patterns given the site's proximity to nearby settlements & links to public transport.
- 6.12 Surface water from the roof / down pipes of both the proposed dwelling & the detached double garage, is to be collected in water butts, to provide a total in of 2750 Litre capacity. To provide water for the garden, in minimise the water usage from the mains water supply to the dwelling.
- 6.13 All appropriate waste bin and recycling facilities will be discreetly provided, adjacent to the rear door of the proposed replacement dwelling, ensuring no adverse impacts upon the surrounding locality.
- 6.14 Traditional brick & block / timber frame construction, together with timber (Oak) weatherboard cladding & clay roof tiles are proposed, having advantages in small scale work such as this, allowing ordering only in specific quantities required, reducing manufacturing waste. The house has been designed so that it can be built using locally based skilled trades.

ARCHITECTURAL CONSULTANTS

D A Grout BA (Arch) Longacre Bentons Lane Dial Post Horsham West Sussex RH13 8NW
kgd@kgdesigns.com 01403 711666

ACCESS AND PARKING

- 7.0 The National Planning Policy Framework sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In addition, the Horsham District Planning Framework, requires new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel & states that adequate car parking must be provided within new developments.
- 7.1 The site is currently accessed off Bentons Lane via a narrow/ restricted pair of gates, which are to be replaced with an in & out drive providing access onto Bentons Lane to serve the proposed replacement dwelling. Thus, improving the access to the site & ensuring that no vehicles have to reverse out onto Bentons Lane.
- 7.2 The proposed replacement dwelling includes a detached double garage to the south-east corner of the site, together with ample space for the parking & turning of additional vehicles on the proposed drive to the front & side of the property. In addition, cycle storage will be provided within the proposed garage, which is to be provided with a permanent lock complying with BS 3621: 2004 The cycle storage facility provided shall thereafter be retained for that purpose.
- 7.3 An electric vehicle charging point will be provided, either within the proposed detached garage, or externally either to the garage of the proposed replacement dwelling itself. Final position to be agreed on site to suit conditions found. The electric vehicle charging point shall thereafter be retained for that purpose.

ECOLOGY APPRAISAL SUMMARY

- 8.1 The site occupies a total area of 1350 sq.m (one-third of an Acre) or 0.135 hectares to the south of Bentons Lane, approx. 270 m to the west of the junction of Bentons Lane with Worthing Road. The site comprises a domestic garden that has been associated with the existing property that stand on the site that is to be demolished along with a selection of detached outbuildings as part of this proposal to allow for the construction of the proposed replacement dwelling.
- 8.2 A Preliminary Ecological Appraisal has been prepared by Ecology & Habitat Management Ltd in support of this Planning Application
- 8.3 The site being comfortably under 0.5 Hectares in size & the proposal being for a single, self-build residential dwelling (replacing the existing property that stand on the site) for the applicant / owner of the site, who will be managing the construction of their home from beginning to end. As a result, the proposed dwelling will be except from the required needs of Biodiversity Net Gain.

- 8.4 The existing trees, hedges & planting, particularly to the north-western boundary with Spring Gardens, is to be retained as existing, as are the existing trees to the south-eastern side of the existing footpath to this boundary. In addition, new planting of hedges is proposed to the north-eastern & south-eastern boundary of the proposed domestic curtilage of the property, along with the planting of an additional 6 No. trees, will further enhance the rural nature of the site / area & further assist with the integration of the proposed dwelling, with no harm caused to the visual amenities of the surrounding countryside landscape, further enhancing the character and appearance of the development, with no loss of important landscape or natural features at the site.

ARBORICULTURAL

- 9.0 None of the trees that exist on the site are identified as being subject to a Tree Preservation Order (TPO) Furthermore all existing trees are to be retained as existing; the rooting environments of existing trees both within the curtilage of the site & those situated close to/ surrounding the site, will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS5837:2012 As indicated on dwg. No. 589-08 Root Protection Plan
- 9.1 Prior to commencement of construction work, erect suitable fencing to enclose the required 'Root Protection Areas' (RPA) with Temporary Protective Fencing (TPF) to comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel. Any existing vegetation required to be removed to enable the location of the TPF to be accurately set out, is to be removed by hand.
- 9.2 The TPF will remain in place to serve as physical protection for retained trees for the duration of the construction activities and will only be removed immediately prior to the landscaping phase once all large plant & machinery have been removed from site. Adherence to the protection measures set out above, which include correctly positioned protective fencing to the alternative specification recommended in BS 5837:2012, will prevent unacceptable damage being caused to the existing retained trees.
- 9.3 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read 'TREE PROTECTION FENCING - KEEP OUT'

9.4 CONSTRUCTION EXCLUSION ZONES

Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs the following principles will be observed for the duration of the project: -

- No plant or machinery will access the CEZ
- No mechanical excavation will take place
- Unplanned excavations will be limited to hand-digging
- Existing soil levels will not be altered in any way,
- No machinery or materials of any kind will be stored
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored
- No fires will be permitted.

- 9.5 In conclusion there will be minimal encroachment into the RPAs of the existing retained trees, The minimal incursions would not involve any deep excavation within the CEZ with any work within this area being completed without the use of heavy plant or machinery, to a minimum depth required.

PLANNING PRECEDENTS

- 10.0 **Beehive, Planning Ref. DC/12/2221 Approved on the 4th Feb. 2013 & DC/13/2121 Approved on the 8th Dec. 2013**
- 10.1 **Planning Ref. DC/12/2221** - Demolition of existing single storey dwelling and the erection of a 3-bedroom chalet with detached garage and garden/bike store
- 10.2 This application was approved on the 4th Feb. 2013 for the one for one replacement dwelling, the existing single storey bungalow that stood on the site, occupied as estimated 72.5 sq.m, with an additional detached low single storey outbuilding (referred to as 'Studio' with adjacent WC) with an estimated additional gross external area of 13.0 sq.m. Making a total estimated existing area of 85.5 sq.m.
- 10.3 The proposed / approved replacement dwelling as a result of the approval of Application Ref. DC/12/2221 Approved on the 4th Feb. 2013 occupies an estimated gross external, ground floor area of 175 sq.m. In addition, there is an estimated gross external, first floor area of an additional 75 sq.m. making a total of 250 sq.m.
- 10.4 The percentage net increase in proposed gross external floor area over the existing single storey bungalow that had stood on the site for a similar time period to the adjacent property, Sunny Side, represents a 290% increase over the existing. Which is comparable to the proposed gross external floor area of Sunny Side at just 280% increase over the existing, without making any allowances for permitted development.

- 10.5 In addition to the proposed replacement dwelling an additional detached double garage was proposed & approved under App. Ref. DC/12/2221 This double garage includes a Store/ Plant Room together with external WC & occupies a gross external G.F. Area of 54 sq.m. Which when compared with the proposed double garage as part of the Sunny Side redevelopment with a gross external area of just 42.5 sq.m. represent a detached single storey detached building a little over 125 % larger than that proposed as for Sunny Side. In addition, the proposed ridge heights of the proposed replacement dwelling for Sunnyside are in line with the existing ridge height to the properties to either side, as demonstrated on dwg. No. 589-05
- 10.6 **Planning Ref. DC/13/2121** - Erection of a 3-bedroom chalet with detached garage and garden/bike store' (Amendment to planning approval DC/12/2221 to include a single-storey sun room to the rear)
- 10.7 This application approved an amended / extended scheme to that previously approved as a result of application DC/12/2221 which included the addition of a sun room to the rear of the property. With the plans for the remainder of the dwelling remaining exactly the same as application Ref. DC/12/2221 Approved on the 4th Feb. 2013
The Planning officer at the time commented as follows : -
'Given the proposed replacement dwelling (minus the proposed rear addition) has already been permitted by the Council, it is considered that there would be no reason to refuse this element, and it is therefore acceptable. It is considered that with regard to the additional sun room to the rear, this would be an appropriate addition that would be of a design and scale that would not materially affect the character of the permitted dwelling or its countryside setting, the amenities of neighbouring occupiers, or the street scene. It is considered therefore that the proposed development as a whole would accord with the relevant policies of the Horsham District Local Development Framework as outlined above, and as there is no valid planning reason to warrant refusal, the amended scheme is recommended for approval subject to the same conditions as imposed with application DC/12/2221
- 10.8 As a result of Planning Approval DC/12/2121 Approved on the 8th Dec. 2013 The gross external ground floor area of the proposed replacement dwelling was increased by a further 18.5 sq.m. Making an estimated gross external, ground floor area of 193.5 sq.m. & a total of 268.5 sq.m. including the first-floor bedrooms within the roof, represents a little over 310% increase over the existing bungalow it replaces
- 10.9 In addition to the above Planning Approval DC/12/2121 once again included the detached double garage (including Store/ Plant Room together with external WC) occupying a gross external G.F. Area of 54 sq.m
- 10.10 **The Chalet Planning Ref. DC/05/2691** - The Replacement dwelling & detached garage, Approved on the 5th Jan. 2006
- 10.11 This application was approved on the 5th Jan. 2006 for the one for one replacement dwelling, the existing single storey bungalow that stood of the site, provided a gross external area of just 63.7 sq,m,

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- 10.12 The proposed / approved replacement dwelling as a result of the approval of Application Ref. DC/05/2691 Approved on the 5th Feb. 2006 provides a gross external area over two floors of 235 sq.m.
The percentage net increase in proposed gross external floor area over the existing single storey bungalow that had stood on the site for many decades, represents a 369% increase over the existing. Considerably more than the percentage increase in gross external floor area of Sunny Side at just 280% increase over the existing, without making any allowances for permitted development
- 10.13 In addition to the proposed replacement dwelling an additional detached double garage was proposed & approved under App. Ref. DC/05/2691 This double garage provides an additional gross external G.F. Area of 40.3 sq.m. Plus an additional 16.5 sq.m. of roof storage within the roof over.
- 10.14 In addition to the 2 No. One for on replacement dwellings within Bentons Lane over the last twenty years or so a total of 5 No. New detached dwellings, have been approved over the last thirty years or so, within Bentons Lane. Representing an increase in the number of properties in Bentons Lane from 16 No. to 21 No. Which represents a thirty percent increase in the number of residential units served by Bentons Lane.
- 10.15 Application Ref. WG/55/96 Approved on the 18th Feb. 1997
Address West View, Bentons Lane, Dial Post, RH13 8NW
Description Erection of one house & garage

This property once built is known as Knepp Cottage & further application Ref. DC/17/1461 was approved on 24th Aug 2017 for the 'Proposed demolition of detached double garage. Erection of two-storey side extension with rear balcony and front timber porch. Alterations to existing dormer windows and front gable to provide a substantial four Bedroomed property
- 10.16 Application Ref. WG/15/02 Approved on the 2nd April 2002
Address Land Adjoining Rosecroft, Bentons Lane, Dial Post, RH13 8NW
Description Erection of 2 houses, garaging access & conservatories (amendment to WG/58/01)
- 10.17 These properties, once built are known as Holly Lodge & Freefolk House & provide 2 No. substantial detached properties.
- 10.18 Application Ref. DC/26/0465 Approved on the 18th June 2024
Address Bentons Cottage, Bentons Lane, Dial Post, RH13 8NP
Description Change of use from office and barn storage to two single storey dwellings, as alternative to permissions DC/23/1069 and DC/23/2158 (resubmission of DC/23/1708).
- 10.19 This application / approval covers the conversion & change of use of two detached single storey ancillary buildings within the curtilage of Bentons Cottage, effectively forming 3 No. dwellings & a net gain of 2 no. dwellings on Bentons Lane.

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- 10.20 In addition to the above a subsequent Planning Application - Ref. DC/26/0465 For the 'Demolition works. Replacement of existing dwelling with a detached chalet bungalow' Which is proposing to replace the original detached garage to Bentons Cottage, which was given permission to be a single storey? Dwelling as a result of Application Ref. DC/26/0465 (being one of the 2 No. dwellings approved) To provide a substantial detached four bedroomed property
This application was approved on the 21st May 2026

CONCLUSION

- 11.1 This application, for the construction of a single detached replacement dwelling, together with a detached double garage, within the curtilage to the existing property Sunny Side. This Statement demonstrates that there are no adverse impacts of granting Planning Permission for the proposed, the site is in a sustainable location to accommodate the proposed replacement dwelling.
- 11.2 The submitted plans & supporting information, demonstrated that the proposed dwelling is of a scale, siting and design that is appropriate to its countryside location, with no harm being caused to the visual amenity of the surrounding countryside landscape. The proposed dwelling is comfortably accommodated within the application site, with sufficient space retained to the boundaries to ensure that the new dwellings would not appear cramped. Adequate amenity space is proposed for the new dwelling & no harm caused to the residential amenities of neighbouring properties.
- 11.3 The proposed replacement dwelling not only respects the local landscape but also enhances it, providing a visually attractive property, sympathetic to its surrounding area & optimises the potential of the site.
There will be no significant impact upon longer range countryside views & no harm caused to the visual amenities of the countryside landscape. The proposal does not conflict with the NPPF Which seeks to protect the countryside from inappropriate development.
The choice of materials & architectural features. complement the natural beauty of the area, providing efficient use of the site & ensuring the proposed replacement dwelling becomes an integral part of the site.
- 11.4 The proposed replacement dwelling, will be sustainable in its design & construction & will have very little environmental impact. Our commitment to sustainable design principles, reflects our intention to minimize the environmental impact of the proposed replacement dwelling, by incorporating energy efficient technologies & sustainable construction & in doing so create a dwelling that will stand as a testament to responsible development in a rural location. In addition, the proposed complies with the NPPF together with HDPF policies in respect of climate change.
- 11.5 The NPPF encourages the sustainable development of rural areas & indicates that housing should be located where it will enhance or maintain the vitality of rural communities. The future occupiers of the proposed replacement dwelling will help to continue to support local services and facilities within the rural community.

- 11.6 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan. Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations, previously Courts have emphasised that a planning authority is not obliged to strictly adhere to the development
- 11.7 plan and should apply inherent flexibility. In addition, the NPPF Confirms that the Framework should be read as a 'whole' & the Government's Planning Policy Guidance states that any conflicts between the development plan should be considered in light of all material planning considerations including local priorities & needs, as guided by the NPPF
- 11.8 As indicated within this Statement, there are no adverse impacts of granting planning permission, for the proposed replacement dwelling, that would significantly & demonstrably outweigh the benefits offered by the proposed replacement dwelling, in a sustainable location.
- 11.9 In conclusion, this Design & Access Statement demonstrates, responsible, respectful, & sustainable development, the proposed replacement dwelling will provide a comfortable & functional residence & be a positive addition to the rural landscape. Enhancing the quality of life for its occupants & preserving the natural beauty of the area for many decades if not centuries to come, without any overriding conflict with the provisions of the National Planning Policy Framework & the Horsham District Planning Framework when considered as a whole, taking into account all material planning matters. Therefore, in accordance with NPPF paragraph 39, planning permission should therefore be granted.

- 12.1 This document is to be read in conjunction with the following
KG Designs Drawing Nos. at all times: -
589-01 Rev.A Location Plan - Scale 1-1250_A3
589-02 Rev.A Site Plan - Scale 1-500_A3
589-03 Rev.A Plan as Existing - Scale 1-100_A1
684-04 Rev.A Plans as Proposed - Scale 1-100_A1
684-05 Roof Plan/ Coloured Elevation as Proposed - Scale 1-100_A3
684-06 Rev.A Garage Plans - Scale 1-100_A2
684-07 Landscape Plan - Scale 1-200_A2
684-08 Root Protection Plan - Scale 1-200_A2
- 12.2 Together with the following documents : -
Preliminary Ecological Appraisal - Prepared by Ecology & Habitat Management Ltd

Bat Emergence & Re-Entry Survey - Prepared by Arbtech

ENERGYSTATEMENT(PLANNING) - Prepared by Therm Energy Ltd.