PLANNING STATEMENT

Extensions and alterations to dwelling to include front dormer window, side extension and rear extension. Demolition of existing rear extension.

Hyland
Church Road
Plummers Plain
Horsham
West Sussex
RH13 6LU

October 2024

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1.0 INTRODUCTION

1.01 This statement has been prepared in connection with an application for planning permission for extensions and alterations to Hyland, Plummers Plain.

1.02 The proposed extensions would be located to the side and rear of the dwelling and would replace an existing structure. The proposal also includes the erection of a dormer window on the front elevation of the dwelling.

1.03 The proposed works will provide a larger living area to the existing annexe and would create two additional bedrooms.

1.04 The site is located within the countryside, outside of any defined settlement.

1.05 No harm would arise from the proposal in terms of visual or residential amenity.

2.0 DOCUMENTS AND PLANS

2.01 The following plans and documents are submitted in support of the planning application;

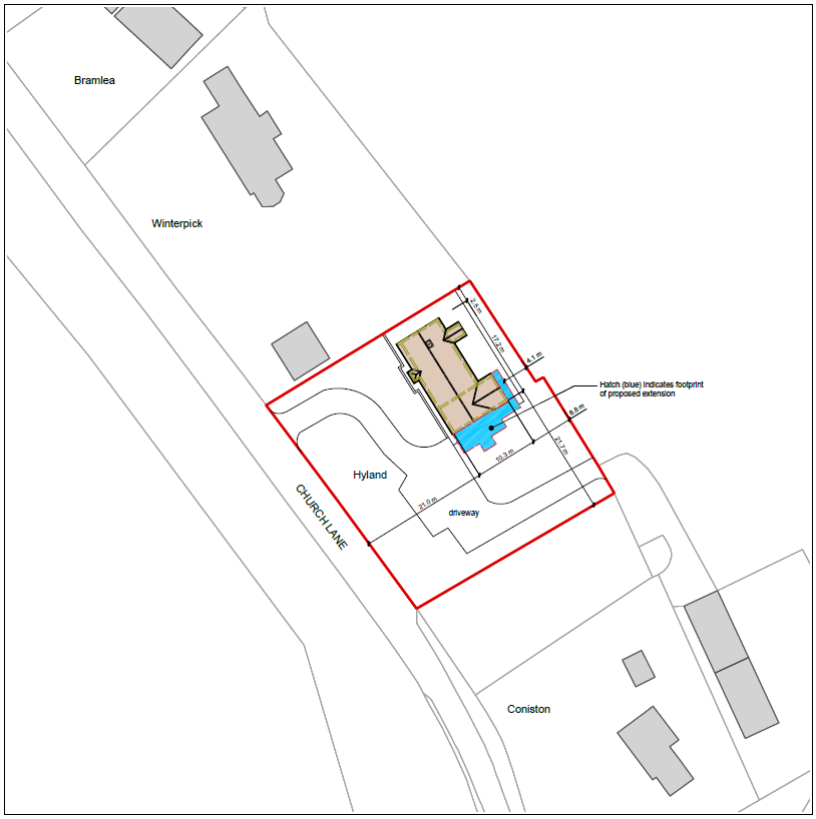
- 128_P101 Location Plan
- 128_P102 Block Plan
- 128_P104 Existing ground floor plan
- 128_P105 Existing loft plan
- 128_P107 Existing elevations
- 128_P108 Existing sections
- 128_P110 Proposed ground floor plan
- 128_P111 Proposed loft plan
- 128_P112 Proposed roof plan
- 128_P113 Proposed elevations
- 128_P114 Proposed sections
- Application forms;
- CIL form 1; and
- This Statement

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Every effort is made to provide detailed and accurate information, however, Red Box Planning Ltd cannot be held responsible for errors or inaccuracies within this report.

3.0 THE SITE AND ITS SURROUNDINGS

3.01 The application site is known as Hyland, which is a detached bungalow within a generous garden and with associated agricultural land beyond. The dwelling is positioned on the eastern side of Church Road, Plummers Plain, and is within the parish of Lower Beeding.



Block Plan

3.02 The site is located within the countryside, outside of any defined settlement and is accessed via a driveway from the lane. The dwelling is set back from the lane in an elevated position.

3.03 The dwelling has a pitched roof and brick elevations. Detached outbuildings and the garden are positioned to the south. The dwelling was extended at its southern end in the 1980s to provide an annexe to allow multi-generational living with a doorway between two parts of the house. Services, the access, parking and the outdoor amenity spaces are all shared as three generations of one family live as one household. It is this

part of the dwelling that would be extended to improve the standard of accommodation.



Google Streetview image of existing dwelling and vehicular access

4.0 PLANNING HISTORY

4.01 The following application is relevant to the current proposal;

- LB/13/98 – Single storey rear extension – Permitted May 1998

4.02 Permission was granted in 1984 for the southern extent of the building to be used as a ‘granny annexe’. There are no details available for this permission but the approved layout is shown on the 1998 drawings (as referenced above).

5.0 THE PLANNING APPLICATION

Use

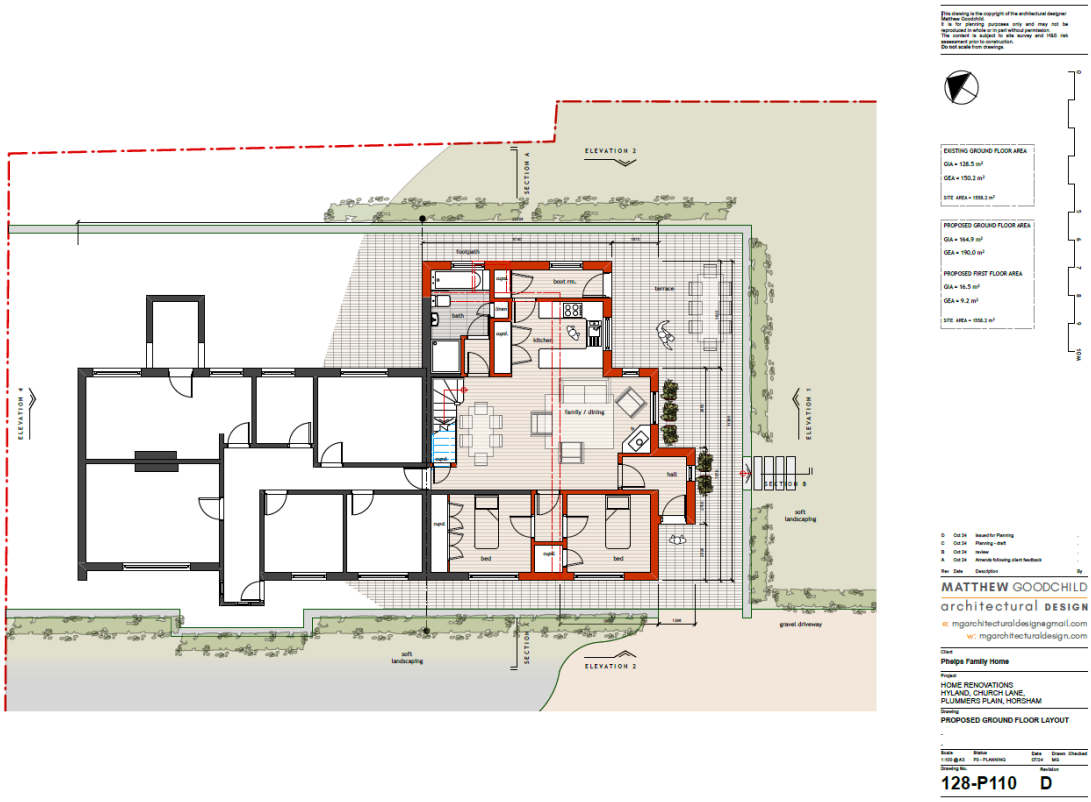
5.01 The proposal involves the alterations and additions to the existing dwelling. The use of the site would remain as residential.

Amount and layout

5.02 The proposed extension will be located at the southern end of the dwelling and involves the demolition of an existing extension to the rear (east). The extensions would be to the rear (east) and side (south) and would increase the size of the existing facilities within the annexe at ground floor level, including the provision of an additional bedroom. A dormer window on the front (west) roof slope would provide a bedroom within the roof space.



Photograoh of southern end of house



Proposed Ground Floor Plan

Scale and appearance

5.03 The dormer window on the front elevation would have a flat roof and would be set in from the eaves and edges of the existing roof and set down from the ridge. The vast majority of the roof slope would remain uninterrupted.

5.04 The extension to the side of the dwelling would be under a roof that forms a continuation of the existing roof slope and the extension to the rear would be under a new pitched roof, set down from the main ridge. A small porch with a pitched roof would be positioned to the side on the southern elevation but set back from the front flank.



Proposed elevations

5.05 Careful consideration has been given to the appearance of the proposed extensions whose traditional and attractive design is appropriate for the rural setting, and would complement the character and appearance of the surrounding area and existing dwelling.

Landscaping and trees

5.06 Some remedial work to the garden around the proposed extensions will be undertaken but the garden area around the property would be retained.

5.07 There are no trees on the site that would require removal.

6.0 THE DEVELOPMENT PLAN

NPPF and the Planning Guidance Suite

6.01 The National Planning Policy Framework was published in 2023. The following sections are relevant to this proposal;

Section 2 – Achieving sustainable development
Section 12 - Achieving well-designed and beautiful places
Section 15 – Conserving and enhancing the natural environment

Horsham District Planning Framework (2015)

6.02 The following policies apply:

- Strategic Policy 25 - The Natural Environment and Landscape Character
- Strategic Policy 26 - Countryside Protection
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- Policy 31- Green Infrastructure and Biodiversity
- Strategic Policy 32- The Quality of New Development
- Policy 33- Development Principles
- Policy 41- Parking

The Lower Beeding Neighbourhood Plan

6.03 Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. Further work has therefore been commissioned to address the issue of water neutrality. This work and the modifications made to the Lower Beeding Neighbourhood Plan is subject to a focussed consultation. The consultation runs between 2 September 2024 to the 14 October 2024 for 6 weeks.

6.04 In light of being within the consultation period, the weight that can be afforded to the policies within the Plan may be limited. However, the following policies would be of relevance to this application:

Policy 2: Landscape Character
Policy 4: Sustainability
Policy 12: Design

7.0 CONSIDERATION OF THE ISSUES

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- Principle of development and impact on the Countryside
- Neighbour amenity
- Parking and Highways
- Water Neutrality

Principle of development and impact on the Countryside

7.02 Hyland is a detached dwelling situated within a large plot located within the countryside. Policy 28 of the HDPF sets out that outside the defined built-up areas, extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling and are proportionate and in keeping with the scale and character of the existing dwelling.

7.03 The site is accessed from Church Lane via a steep driveway and the dwelling is located above the level of the lane and set back into the site with parking to the front and side. Due to the set-back, the dwelling is not a prominent feature in the street scene despite its elevated position and, where it is visible, its single storey nature ensures that its presence is proportionate to the semi-rural surroundings.

7.04 The surrounding area contains dwellings of similar ages, however, their scale and form varies (as can be seen from the image below). This demonstrates that changes to the application dwelling would not appear incongruous in the streetscene , due to the lack of a prevailing size, scale and form.



Google Street View images of properties in vicinity of application site

7.05 The existing dwelling has been accommodating multiple generations of the same family for over 30 years and the needs of the family have evolved over time. Additional bedrooms are now required and more living accommodation is required to suit the three generations currently living in the house. The number of people living on site would not change and the facilities, services, parking, and amenity space will continue to form one household without an intensification of the use.

7.05 The proposed side extension and front dormer would be visible where the house is visible in public vantage points, but the rear addition would be screened in those views by the existing house. The side addition would increase the width of the house by 3.5m which is considered to be proportionate to the width of the existing dwelling. This end of the house has been extended modestly in the past and the proposed addition has been designed to respect the original proportions of the dwelling when considered cumulatively. The extensions will also harmonise well with the character and appearance of the existing dwelling. The modest proportions of the proposed dormer will ensure that it does not dominate the roof slope and the proposal would not harm the appearance of the dwelling where visible from the lane.

7.06 The proposed works would be subservient in scale to the existing and original dwelling and would be of a size that is commensurate with a

residential dwelling in the Countryside. The proposed additions do not extend beyond the residential curtilage or encroach into open countryside.

7.07 It is therefore considered that the visual impact of the proposal is acceptable and the proposal can be accommodated appropriately within the curtilage of the existing dwelling whilst being proportionate and in keeping with the scale and character of the existing dwelling. The proposal would therefore accord with Policy 28.

Neighbour Amenity

7.08 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

7.09 Due to the location of the site and the separation distances between neighbouring properties, the proposal would not harm the amenity of any neighbouring occupiers, in accordance with both local and national advice and policies.

Parking and Highways Considerations

7.10 Local Plan Policy 41 advises that adequate parking must be provided within developments to meet the needs of users.

7.11 This proposal seeks permission for extensions to the dwelling. The vehicular access to the site and the existing parking arrangement will remain as existing.

7.12 Given that the number of parking spaces on the site would not be changed and the number of people permanently residing at the property

will remain the same, the proposal is considered to comply with Local Plan policy.

Water Neutrality

7.13 The proposed extensions and alterations would not result in a more intensive occupation of the dwelling and would therefore not result in an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects.

7.14 The proposal would not therefore adversely affect the integrity of these sites or conflict with local or national policy.

8.0 SUMMARY

8.01 Planning permission is sought for additions and alterations to an existing dwelling.

8.02 The proposal would have an acceptable impact on the visual amenities of the area due to its sympathetic design.

8.03 Furthermore, the proposal would not harm the amenities of the neighbouring properties.

8.04 We have demonstrated that the proposal would not be harmful to the intrinsic value of the countryside or the Arun Valley SAC, SPA and Ramsar sites in terms of water neutrality.

8.05 We trust we have provided sufficient information for the application to be validated and determined. Please do not hesitate to contact us if you require anything further.