Timbers,

Tottington Drive, Small Dole, Sussex BN5 9XY



PLANNING STATEMENT

SARAH SULLIVAN BA(Hons) MCIAT DipBldsCons(RICS)
The Forge, The Street, Hascombe, Surrey GU8 4JL

December 2024

Introduction:
The application is for a removal or variation of Condition 2 granted in 2015 for change of use as a Holiday Let with occasional Bed and Breakfast by providing tourist accommodation (DC/15/0191), back to being a small barn that formed ancillary accommodation to the house. (DC/09/1229)

Description of site and surrounding area
Timbers is located in the rural village of Small Dole to the south of Henfield. The name Dole means a division of communal land and the word Dal is still used in Sussex dialect to describe a strip of land. The main residential part of the village is located to the east of the A2037 and on a sandy ridge.

The small barn is handcrafted oak and a timber-framed structure displaying the traditional craft techniques, use of materials and detailing of a typical ancient Sussex granary. Plain clay tiles to the roof with traditional wide featheredged oak boarding to the walls show an understated selection of vernacular materials that have helped this building assimilate within its context. The use of quality of the materials, vernacular details and the avoidance of over-fussy or superfluous ornamentation all enhance this buildings location within this residential road.

Planning Considerations
The change of use from ancillary accommodation to the main house needs to be considered in regard to the policies, the National Planning Policy Framework 2023 (NPPF), National Planning Policy Guidance and Horsham District Council Local Planning Framework 2015.

Pre-Application Advice: PE/24/0230
The recommendation by the planning case officer to revert the outbuilding back to being ancillary accommodation to the main house was to apply for; -
'A Removal or Variation of Condition application for the proposed use of the outbuilding would be required, the details of which can be found by viewing the above weblink.'

The following justification and statement of this proposal sets out the context for the change of use back to the original permitted planning permission in 2009. The owner's no longer wish to continue with the holiday let, which included the occasional Bed and Breakfast accommodation at their home.

Justification for the outbuilding to revert to Ancillary Accommodation
Ancillary accommodation is a secondary living space that is to be used in association with the primary dwelling on this property. It is an outbuilding to the main house which is located well within the Settlement Boundary of Small Dole and not within a conservation area.

The out building has been designed and built to contribute positively to its built surroundings and natural environment. It is situated within the curtilage of the principal dwelling house, modest in scale and form and does not give rise to any impact on the visual amenity of the area.

Compliance with Horsham District Council Planning Framework (excluding South Downs National Park) November 2015
The out building has:-

- A clear relationship with the main house
- It sits comfortably within its setting
- Subordinate
- Subsidiary in scale

The design and layout has a physical and functional relationship between the main house using materials that complement the sense of place and form that is subordinate. The prevailing density of the area as well as the character of its surroundings has been well considered.

The National Planning Policy Framework (2023) Part 12 sets out detailed advice 'Achieving well-designed places' with paragraph 131 stating that *'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.'*

Horsham District Planning Framework (HDPF November 2015)
Henfield Neighbourhood Development Plan (HNP 2017-2031)

HDPF Policies 2 and 3 seek to retain and enhance the districts distinctive settlement pattern. To continue to support in principle the sustainable development of settlements through appropriate scale of development which retain the existing settlement pattern. This small timberframed barn that replaced an existing garage in 2009 was built in an area of garden which cannot be considered to provide land of high environmental value. It was constructed within the built up area.

The out building is located within the settlement of Small Dole, defined by Policy 3 as a small village. It has a good range of services and facilities, strong community networks and local employment provision, together with a reasonable bus service.

Policy 32 and 33 Design and character. The design, appearance and scale of this out building relates sympathetically with its built surroundings. It integrates effectively with the character of the surrounding area, uses high quality and appropriate materials, retains its garden landscaping and ensures there is no conflict with the surroundings.

Policy 33 (2) The out building continues to protect the amenities of the nearby neighbours and avoids any overlooking or noise of occupiers, whilst having regard to the sensitivities of the existing surroundings.

Policy SNP 16 of the Henfield Neighbourhood Plan states that all development must not result in unacceptable harm to the amenities of existing and proposed buildings, particularly with regard to privacy, outlook, daylight and sunlight. This out building is of a comparable scale and form to its adjacent host whilst being subservient.

Policy 35-37 Climate Change. Energy efficiency has been secured via the Building Regulations and its use as a holiday let over the past nine years.

Policy 40: Sustainable Transport: Small Dole is considered to have a good range of non-car modes as means of access to services and facilities.

Policy 41: Parking: parking provision fully accords with the WSCC's Parking Guidance. Adequate parking has been achieved for Timbers which includes the 'needs of cycle parking, motorcycle parking, charging plug-in and other low emission vehicles and the mobility impaired.'

Henfield Neighbourhood Plan Policy 4: 5.54 states that 'Adequate car parking facilities both for the public and within new developments are necessary to maintain the rural ambience and village feel encouraging residents to use safe and pleasant pedestrian and cycle routes.'
This out building provides adequate off-road parking space and avoids car parking dominating the street-scene with the provision of an integral garage and adequate off parking.

Sustainability and energy efficiency
The building has been designed to be a sustainable and is insulated to a high standard to ensure energy demand is minimized. Low energy fittings and A rated appliances and A rated windows to have been used. Natural light reduces the need for artificial lighting, together with the inclusion of energy efficient fittings contribute to a reduction in the consumption of natural resources and associated processing carbon dioxide emissions.

Access and infrastructure

This part of the statement covers access and is broken down into two main categories:
Timbers fronts onto Tottington Drive in Small Dole and the rear garden is set within an extending long garden with and mature planting. Access to neighbouring properties are not be adversely affected by the proposed ancillary usage of this outbuilding.

The proposed usage conforms to the requirements as set out in the Approved Document Part M (Access to and Use of Buildings) of the Building Regulations 2015 (updated 2021) where appropriate. Consideration will also be given to the Equality Act (October 2010).

Conclusion

The change of use of this outbuilding from a holiday let and back to ancillary accommodation to the main house will provide for the current needs of the owners of this property. It was granted as a residential annex to be used in association with the primary dwelling in 2009 and this would be its proposed purpose.



Figure 1: Aerial View of Timbers, Tottington Drive, Small Dole with the outbuilding circled in red.

SITE PHOTOGRAPHS



Figure 2: Rear elevation of the outbuilding and showing its relationship to the Main House.



Figure 3: View of the outbuilding from the Main House