Jones Town Planning

Town & Country Planning Act 1990 (As amended)

PLANNING STATEMENT
ON BEHALF OF THE APPLICANT

In connection with a planning application

submitted by

Mr & Mrs Teasdale

to

Proposed erection of a residential annex to accommodate elderly relatives

at:

16 The Marches
Kingsfold
Horsham
RH12 3SY

Date: 17 September 2026

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1.0 Introduction

1.1 Jones Town Planning Limited have been instructed by Mr & Mrs Teasdale to submit a planning application for the proposed building, in the rear garden, and use as an annex at 16, The Marches, Kingsfold.

Scope of planning statement

1.2 This statement should be read in conjunction with the supporting plans.

2.0 Site and Surroundings

2.1 The application site comprises a two storey detached house, located at the southern end of a cul de sac, The Marches. The Marches itself comprises a modest residential development of 20 properties accessed off the southern side of Marches Road. The properties are set on reasonable sized plots and there is a general degree of uniformity in relation to design, scale, bulk and materials along the road. The properties have open plan frontages with parking areas and access to garages.

2.2 The application property is set on a reasonable sized plot with a relatively large rear garden area. The garden area currently benefits from a detached garden building / summer house. The rear garden is bounded by mature planting which provides privacy from the neighbouring properties.

2.3 The application property is not a listed building and is not situated within a conservation area or other designated area

3.0 Planning Policy

National Planning Policy

3.1 National planning policy is contained with the National Planning Policy Framework (NPPF) issued in 2026 and is supported by guidance in the National Planning Practice Guidance (NPPG). The NPPF is a broad strategic policy document although general policy in relation to having regard to character of an area and residential amenity would be applicable. Therefore, the following policies are considerations in the current application:

14. Achieving well-designed places - Policies DP 1-4 "The objective of the policies in this chapter is to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes".

Horsham District Planning Framework 2015

3.2 The relevant policies would be:

- Policy 25 District Character and the Natural Environment
- Policy 33 Development Principles

4.0 Planning History

4.1 There is no relevant planning history to the site

5.0 Planning Assessment

5.1 It is considered that the key issues for consideration in relation to the current proposal are:

- Impact on the main property
- Impact upon the character of the area
- Impact on residential amenity of adjoining occupiers

5.2 The proposed development would provide an extra area of residential space for elderly relatives of the occupiers of the property. The proposal will provide the relatives with the opportunity to maintain their independence but at the same time ensure close involvement and care from the family.

Applicants statement

5.3 My parents are both in their early 80's and needing a lot more help and support. We are getting to the point where they are needing my help on a daily basis, I would love to have them with us , as would all the family , so I can cook and help them on a daily basis with doctors' appointments , shopping , clothes washing and just to have them near and know they are well looked after and safe .

5.4 My mum cannot walk upstairs due to her mobility, so she is unable to use our stairs and upstairs facilities, we don't have the space down stairs to adapt for them, so it would be a huge enrichment to their lives to have them in our garden , so I can help them daily, be there for anything they need , I can't bear the thought that they would have to go into a home and I want to be the one to be there for them and help them in their older years .

5.5 I am happy for there to be conditions on the approval , that it can only be used for family members, this is to make my parents lives as happy and enjoyable as they can be . They also need their own space , as we do , but to be on hand for them daily .

5.6 They both have their health issues and we would love to have them with us, to enjoy quality time with and for them to feel safe , secure and happy .

Proposed Development

5.7 There is an existing garden building on site, erected under permitted development rights. This would be removed to facilitate the annex building. The proposed building is not significantly larger than this structure

5.8 The proposed building, which is broadly L shaped, measures approximately 6.5m deep (max), 6.5m wide (max), 2.3m high to eaves level and 2.55 high to ridge. The external materials being brick base, cladding walls and felt shingle tiles roof, as detailed on the application plans

5.9 The building will provide appropriate annex accommodation providing living space, bedroom and small bathroom. The main meals would be provided in the main house to maintain the link to the main family dwelling. The proposed annex will benefit from adequate daylight/sunlight. The proposed building is modest and is of appropriate size in relation to the existing house and would not be a disproportionate size which is harmful or unduly dominant on the original building.

5.10 Indeed, the proposed structure itself would be compliant, broadly, with GPDO Schedule 2 Part 1, Class E permitted development rights.

Character

5.11 As the existing garden room is located in the rear garden and the proposal only involves a modest increase in size, as compared to the existing building. The resultant building will not have a significantly greater visual impact than the existing building and is situated in close proximity to the main house. The resultant arrangement will retain a typical suburban appearance.

5.12 It is considered that the proposed development is of a small scale and is ancillary to the main property. In addition, there has been an acceptance of such uses elsewhere. Therefore, the proposal would not be harmful to the character and appearance of the wider area.

Residential Amenity

5.13 Given the proposed use and the location of the building in relation to other nearby residential properties and having regard to the existing boundary treatment, the proposed development will be well screened from the neighbouring properties. The design is comparable to the existing garden building and will not to be dominant feature on the neighbouring properties or lead to a loss of outlook to occupiers of them. Finally, there will be no adverse overlooking to neighbouring properties.

5.14 In relation to noise, the proposed development is no different to the existing building or, indeed, any permitted development form of garden building and it will, therefore, not be harmful to the amenity of the occupiers of the neighbouring properties in this regard.

5.15 Therefore, it is not considered that the proposed use will constitute an unneighbourly use and will not be harmful to the amenity of any nearby residents.

Proposed use

5.16 As stated previously the proposed development seeks to provide accommodation for an elderly relative to maintain some independence but also allow for the close involvement and care of the family, living in at the main house. It is accepted that the proposed use could be controlled by a suitable planning condition such as "The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 16 The Marches, Kingsfold".

6.0 Conclusion

6.1 In conclusion it is considered that the proposed change of use would be an appropriate and beneficial use of the site complying with the development plan and national planning policy guidance in the NPPF.

6.2 The proposed development will not have a harmful impact to the character and appearance of the area or the host property. Nor will the low key proposed use be harmful to the residential amenity of nearby occupiers.

6.3 Based on the above analysis it is considered that the proposed change of use to domestic use ancillary to the main property would comply the NPPF, Policies 25 - District Character and the Natural Environment and Policy 33 - Development Principles.

6.4 Accordingly, the Council is respectfully requested to support the proposal and grant planning permission for the proposed development.