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PLANNING STATEMENT FOR

PROPOSED DETACHED GARAGE and CHANGE OF USE OF LAND

AT:

WELL COTTAGE,
BROOKS GREEN,
WEST SUSSEX
RH13 0TR

Job Ref: 24531
DECEMBER 2024

1.00 INTRODUCTION

1.01 This Planning Statement has been prepared to accompany an application for a new detached garage at Well Cottage, and change of use of land adjacent to it. A Full planning application process has been requested as the proposed garage would be located outside the current dwelling curtilage.

1.02 This Planning Statement should be read in conjunction with the following documents:

24531 P100 (Existing Plans)
24531 P101 (Proposed Block Plan)
24531 P102 (Proposed Plans Elevations)
24531 Water Neutrality Statement

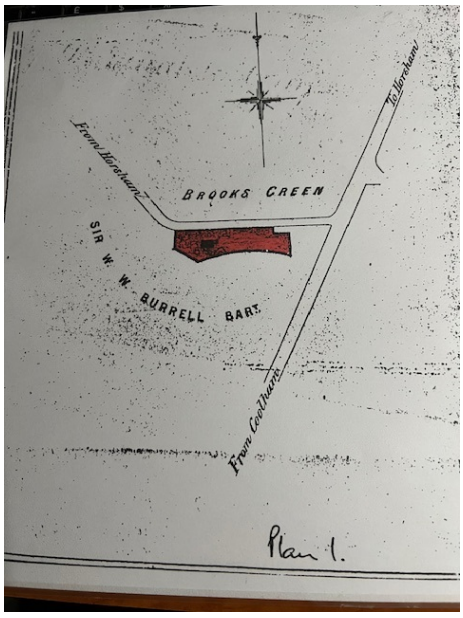
2.00 THE SITE

2.01 The site comprises a semi-detached dwelling situated on an application site area measuring c 0.12 Ha, located on the edge of the village of Brooks Green within the Parish of Shipley. The dwelling is located next to Hinkhurst and both dwellings are in the ownership of the applicant.

2.02 Well Cottage was formally part of Hinkhurst and was given approval for its sub-division back in 2018 (application DC/18/1858). At that time, the curtilage of Well Cottage did not include an area of garden paddock to the east of the site which was retained within the curtilage of Hinkhurst. Ownership of this paddock is currently being transferred to Well Cottage and is proposed become part of Well Cottage curtilage as part of this application and is where the new garage will be located.

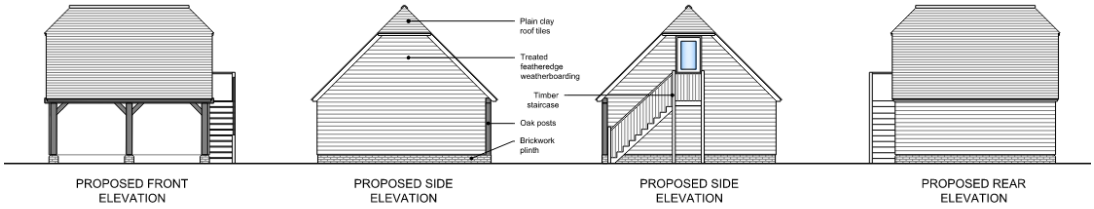
3.00 PLANNING STATEMENT

3.01 It is proposed to construct a new detached garage on land adjacent to Well Cottage, and for this land to have a change of use to become part of the Well Cottage curtilage. The current piece of adjacent land is fenced off and laid to grass as a small paddock and historically has always been part of the dwelling of Hinkhurst as shown in the image below



3.02 Access to the site will be via the existing entrance off Emms Lane, and the current driveway will be extended to enable access to the new garage.

3.03 The new garage will be an open fronted double bay design with oak framed detailing and a storage room formed within the pitched roof loft area. This storage area will be accessed via an external staircase to the south.



3.04 In the nearby vicinity, there appears to be a mixture of outbuildings within the curtilages of dwellings including Hinkhurst, Rust Oaks, Dunnocks and Little Dunnocks. Hinkhurst itself has previously obtained planning permission for an open bay garage of a similar size and in a similar location adjacent to the highway as the proposed Well Cottage garage as shown in the image below. This therefore assumes this new garage would not be out of keeping in the area and would serve as a necessary ancillary accommodation to the dwelling in this rural location.


Hinkhurst ancillary buildings (viewed from Emms Lane)

3.05 The following Planning Applications appear relevant to this application:

SP/33/96
Erection of double garage with room above
Status: Determined – Permit

DC/04/1676
Replacement Car Port
Status: Determined – Permit

DC/18/1858
Subdivision of existing detached dwelling into two semi-detached dwellings, erection of a rear two storey extension, side porch and associated parking and driveway.
Status: Determined – Permit

3.06 The following HDC key local planning policies (as containing in the current Local Plan) appear relevant to this application:

Local Plan	Policy Description
Policy 26	*Countryside Protection*
Policy 28	*Replacement Dwellings in the countryside*
Policy 33	*Development Principles*

3.07

Policy 26

Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. **Support the needs of agriculture or forestry;**
2. **Enable the extraction of minerals or the disposal of waste;**
3. **Provide for quiet informal recreational use; or**
4. **Enable the sustainable development of rural areas.**

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. **The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;**
2. **The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and**
3. **The landform of the area.**

This application supports Policy 26 as follows:

This application seeks to provide a detached garage for the sole use of Well Cottage. The garage will be a double open bay design with a storeroom above within the pitched roof loft space and will provide much need additional ancillary space for this dwelling. The scale of the new garage will be modest and in-keeping with other nearby ancillary buildings and does not include any habitable accommodation.

3.08

Policy 28

Replacement Dwellings and House Extensions in the Countryside

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 one for one basis and if it can be demonstrated that the property is not derelict.**
2. **Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.**
3. **Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and**
4. **Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.**
5. **Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.**

This application supports Policy 28 as follows:

The application site sits outside of any built-up area boundary and therefore Policy 28 applies to this application.

Well Cottage is a compact and small dwelling, and whilst these smaller unit types are welcomed in rural areas, ancillary accommodation is commonly expected to provide storage for equipment to maintain larger gardens and to provide undercover parking for vehicles. In addition, extra storage space is always welcomed, and the garage design allows for 1st floor storage without adding any additional scale to the overall design, and which is only evident externally by the timber staircase strategically positioned to the south, away from the main highway or any public viewpoints.

All nearby residents benefit from ancillary accommodation so the proposed garage will sit sympathetically within its surroundings.

Most nearby dwellings enjoy large plots, and the change of use of the current adjacent paddock land into the curtilage of Well Cottage will provide a plot size more in-keeping with the local area.

3.09

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. **Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;**
2. **Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;**
3. **Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;**
4. **Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;**
5. **Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;**
6. **Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,**
7. **Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.**

This application supports Policy 33 as follows:

The location of the proposed garage has been carefully considered to enable convenient access for the residents' vehicles but also minimise any impact of neighbouring properties with good space separation between buildings.

The open bay design of the garage reduces bulk and massing and provides a pleasant, rural looking outbuilding, which is very common throughout the district.

The garage will use materials sympathetic to its surroundings. This will include oak beams to the front elevation, horizontal timber weatherboarding on a low level brick plinth, and plain roof tiles. All surrounding hedgerows and trees will be retained.

4.00 CONCLUSION

4.01 It has been demonstrated that the proposed garage is a suitably scaled ancillary building which is sympathetic to its surroundings. The extension to the dwelling curtilage will provide a plot size similar to other nearby dwellings and will create the opportunity to provide much needed storage for the dwelling.

It will utilise the existing site entrance and will not provide any harm to the nearby residences. Planning permission should therefore be allowed.