

The Guinness Partnership

Planning and Design Statement:

Planning application to replace Shed at 3 Reeves Court, Littlehaven Lane, Horsham, RH12 4FH

About the Guinness Partnership

The Guinness Partnership is a 69,000-home housing association delivering housing services to 160,000 residents across England. We were founded in 1890 to improve people's lives and create possibilities for them. That mission continues today.

Our vision is for Guinness to:

- be one of the best service providers in the housing and care sectors;
- provide as many high-quality homes as possible, and to play a significant part in tackling the country's housing crisis;
- be one of the best employers in the country; and
- be a strong and efficient business that does things well, and that people can trust and rely on.

We are one of the countries largest social housing landlords and strive to create great places for our residents to live in.

Background

The Guinness Partnership is the landowner at Reeves Court and leases out our home to its residents who have a lease agreement for the property.

The Guinness Partnership (TGP) were notified by Horsham District Council on 18th December 2024 that a breach in planning was being investigated at a property TGP owns; 3 Reeves Court in Horsham, in relation to the erection of a garden shed in the property's boundary.

The residents of 3 Reeves Court have agreed to TGP submitting an application for the replacement shed at their property which we would like the Council to consider.

Planning History

Reeves Court was erected following the approval of application, DC/14/0665 in October 2014, for the erection of 14 dwellings (5 x 2-bed flats and 8 x 2-bed houses) with new vehicular access, associated car parking and landscaping (Amendments to DC/12/0744).

Contractors constructed the development to specifications detailed in the planning application. The contractors worked to Guinness's usual requirements for our socially rented properties which included the provision of a garden shed. However, the Conditions related to the application explicitly removed the permitted development rights in Condition 15 (below), which was not considered at the time of construction.

Condition 15: Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any order amending or revoking and reenacting that Order with or without modification) no development falling within Classes A B C D E F G and H of Part 1 of Schedule 2 to the order shall be erected, constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: In the interest of visual amenity and in accordance with Policy DCg of the Horsham District Local Development Framework: General Development Control Policies (2007).

In December 2024, Horsham District Council contacted TGP to notify us that a breach of planning had occurred. Whilst it had been 10 years since the application had been approved, where retrospective planning permission may have been automatically granted, it was impossible to identify exactly when the erection of the sheds would have occurred. Furthermore, a new shed had replaced the original shed at the property in question. To this end, TGP and officers at Horsham Council agreed the most appropriate course of action would be to submit an application for the shed's replacement.

TGP along with the residents in the property have prepared a planning application for the replacement of the shed.

Design and Proposals

The previous shed was erected at the time of the original planning permission. Each home was provided with a shed with the following specifications:

Materials: Timber and felt construction.

Colour: Natural wooden finish

Dimensions: H 226cm W 218cm D 213cm



Figure 1: Original shed taken from neighbouring property at Reeves Court

Replacement Shed

The replacement shed was installed prior to December 2024. The specification of the shed are as below:

Materials: Timber and felt construction

Colour: Blue/grey panelling and door with black outlining

Dimensions: H 230cm W 206cm D 260cm Roof Overhang 22cm on each side



Figure 2: Front Elevation of Replacement Shed



Figure 3: Side elevation of Replacement Shed

The original shed was in a poor condition having been left to the elements for a ten-year period. The replacement shed is a smaller square footage on the ground, but roughly the same in dimensions. The impact of the replacement shed is nominal, there is very little change than what was there previously. In fact, it is a more modern design with more durable coating and should be a betterment aesthetically.

We would like the Council to consider the application for the replacement of the shed. We feel there is no residing reason the application should not be approved. The shed has no impact on neighbouring properties and is no larger than the previous shed.