PLANNING, DESIGN AND ACCESS STATEMENT
FOR THE RETROSPECTIVE PLANNING PERMISSION FOR THE ERECTION OF A GREENHOUSE, GARDEN EQUIPMENT STORAGE SHED AND DECKING AREA

AT

2 THE GRANGE
GHYLL HOUSE FARM
COPSALE
HORSHAM
RH13 6QW

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July 2024

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1. INTRODUCTION

1.1. This report has been produced by Fiona Shearer (applicant) and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006, and the National Planning Policy Framework and relevant planning practice guidance.

1.2. The proposal is the erection of a greenhouse, garden equipment storage shed and decking area.

Location of Site and Background Information

1.3. Number 2 The Grange is a large detached dwelling. The property is a newly built development and forms a small group of six houses to the north of Ghyll House Farm. 2 The Grange, Ghyll House Farm is located outside of a defined built-up area in open countryside on the east side of the A24, approximately 1 mile east of Southwater.

1.4. The Grange housing development was designed by oak framing specialists Oakwrights Country Buildings Ltd.

Planning History

Demolition of former agricultural buildings and the erection of 4 x 5 bedroom houses with associated access and parking

Ref. No: DC/12/0778 | Status: Application Permitted

Variation of Condition 25A of DC/12/0778 (Demolition of former agricultural buildings and the erection of 4 x 5 bedroom houses with associated access and parking)

Ref. No: DC/14/1152 | Status: Application Withdrawn

Variation of condition 25A relating to full planning permission reference DC/12/0778

Ref. No: DC/14/1176 | Status: Application Permitted

Demolition of existing stables and construction of two detached residential dwellings with associated access, landscaping and garages

Ref. No: DC/14/2234 | Status: Application Permitted

Variation of condition 22A to previously approved application DC/14/1836 (demolition of former agricultural buildings and the erection of 4 x 5 bedroom houses with associated access and parking DC/14/1176, vary condition (25A)). Minor material amendment to allow for revised positioning, design and layout to previously approved scheme.

Ref. No: DC/17/2041 | Status: Application Permitted

Variation of condition 1 to previously approved application DC/14/2234 (demolition of existing stables and construction of two detached residential dwellings with

associated access, landscaping and garages). Proposed minor material amendment to allow for revised positioning, design and layout to previously approved scheme.

Ref. No: DC/17/2042 | Status: Application Permitted

Modification/Discharge of planning obligations to approved application DC/12/0778, clauses 7.4, 7.6, 7.8 scheme for addressing contamination, 7.10, demolition of buildings, 7.11 removal of materials.

Ref. No: S106/17/0017 | Status: Application Withdrawn

Approval of details reserved by condition 3 ad 16 on DC/17/2042

Ref. No: DC/19/0313 | Status: Application Refused

Approval of details reserved by condition 3 and 16 on DC/17/2041

Ref. No: DC/19/0353 | Status: Application Refused

Erection of single story outbuilding, extension to double garage and insertion of two rooflights to main dwelling

Ref No: DC/21/1423 | Status: Application Withdrawn

Erection of a single story extension to the existing garage, and a single storey outbuilding linked to the existing garage for use as a home gymnasium. Installation of 2no. rooflights to the roof of the existing dwelling

Ref. No: DC/22/1037 | Status: Application Permitted

2. USE

2.1. Number 2 The Grange is used as a dwelling house by the applicant and their family. The house benefits from a generous rear garden.

2.2. The property is approached from a private access which leads down to the properties at Ghyll House farm from Broadwater Lane.

<u>The Proposed Development Use</u>

2.3. The proposal is to erect a greenhouse, shed for the storage of the garden equipment used to maintain the rear garden and decking area.

2.4. The greenhouse is manufactured by Swallow, the shed by Dunster House and a wooden oak deck.

3. AMOUNT AND SCALE

Greenhouse

3.1. The proposed greenhouse has a footprint of approximately 6.47 m^2

3.2. The maximum height will be 2.37 metres to the ridge.

Shed

3.3. The proposed shed has a footprint of approximately 10.36 m^2

3.4. The maximum height will be 2.28 metres to the ridge.

Deck

3.5. The deck is 25.5 m^2.

4. LAYOUT

4.1. The greenhouse sits one metre to the west of the existing dwelling house, with a standard footpath in-between, will serve as a greenhouse for the cultivation of home grown vegetables and plants. Hornbeam hedging along the west boundary helps to conceal the greenhouse from the neighbouring property.

4.2. The shed is located to the north east of the property, 12 m from the east boundary fence and 2 m from the north boundary fence. The shed houses equipment utilised for the maintenance of the 1.7 acre property. It is essential to store these implements under cover to protect them from the elements, and under lock and key. The following implements are housed in the shed, all of which are attachments to the small tractor, trailer, fertiliser spreader and a slitter machine. Additional implements such as a strimmer and various other garden tools including garden forks and spades are housed here. The shed has water butts to retain rainfall to utilise for watering the hedges. The placement of the shed to the corner boundary was to be sympathetic to our neighbours, and not to negatively impact their view across the site. Hornbeam hedging along the north and east boundaries helps to conceal the shed from the adjacent private track.

4.3. The deck is situated 11m in front of the gym.

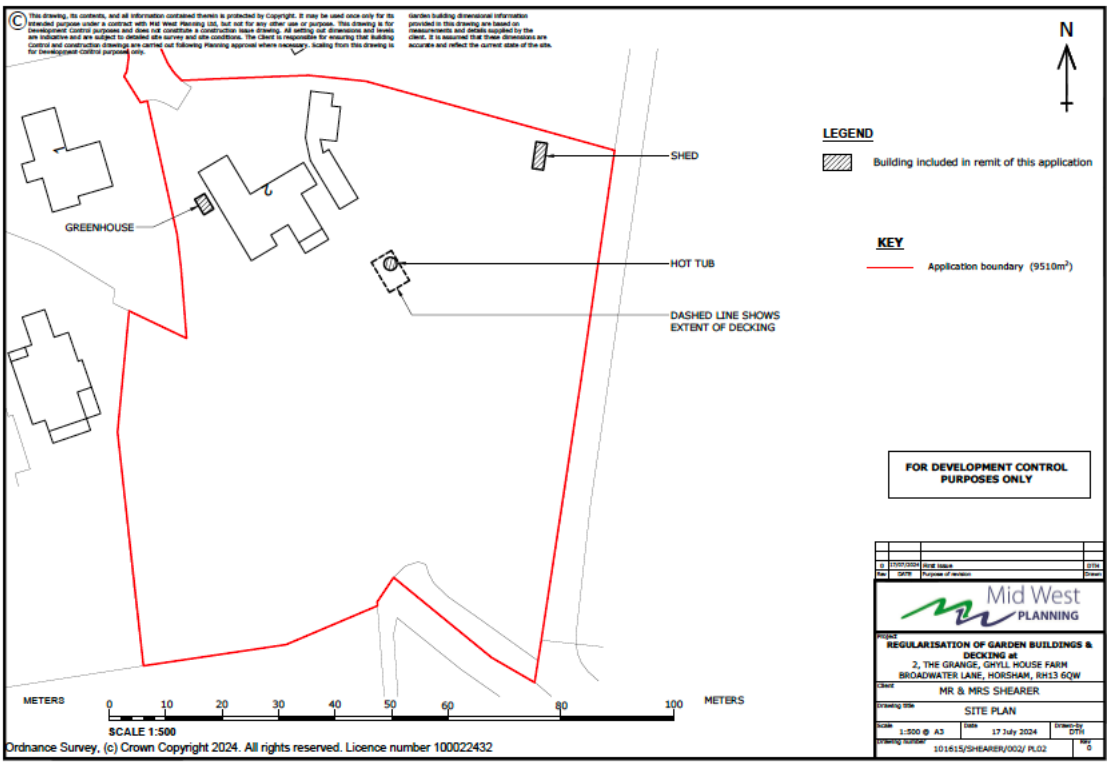

Figure One: Extract from Freehold Title Site plan showing general arrangement, including the position of the proposed development

5. LANDSCAPING

5.1. A landscaping scheme has not been submitted as part of the planning application because the erection of the proposal is modest in scale. The site and proposals are screened from the public realm by existing boundary treatments and trees and hedges, therefore further planting is not considered to be necessary.

6. APPEARANCE

6.1. The greenhouse is constructed from glass and timber. The timber is painted, and the colour selection is “Vert de Terre”. The colour is a green that closely matches the colours of the windows and doors on the existing dwelling.

6.2. The shed is of tongue and groove, pressure treated spruce, with a super-felt roof. The wood has been chosen in order to blend with the wood on the existing dwelling.

6.3. The oak decking has been selected in order to blend in with the larch cladding and oak timber frame on the existing dwelling



Figure Two: Image of the greenhouse showing location in relation to the existing dwelling, finishes and appearances.



Figure Three: Image of the shed showing finishes and appearance.



Figure Four: Picture of the deck and position relative to the house.



Figure Five: Picture of the deck and position relative to the shed.

7. ACCESS AND PARKING PROVISION

7.1. The proposals will not result in additional traffic generation, or changes to the layout of the access arrangements, and therefore the proposals would not adversely affect highway safety.

7.2. This development will not result in a decrease in off-street parking.

7.3. This development will not result in an increase in on-street parking.

8. PLANNING POLICY CONSIDERATIONS

Central Government Guidance: National Planning Policy Framework

8.1. The National Planning Policy Framework (NPPF) was introduced in March 2012, updated July 2018, in February 2019 and again in July 2021, following call for a less elaborate and forbidding planning system which allows sustainable development to take place.

8.2. The National Planning Policy Framework, at the outset gives clear guidance about the three dimensions to sustainable development; the economic role, the social role and the environmental role.

8.3. At the heart of the NPPF is the presumption in favour of sustainable development – "meeting the needs of the present without compromising the ability of future generations to meet their own needs". The presumption in favour of sustainable development is the stance to be taken in determining applications in accordance with local development plans unless material considerations indicate otherwise. The overriding objectives of sustainable development comprise an economic objective, a social objective and an environmental objective. In the absence of up-to-date local development plans, local planning authorities should refer to the NPPF for guidance when determining applications.

8.4. Local Planning Policy Context – Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:

8.5. Nuthurst Parish Neighbourhood Plan, of relevance to this application is Policy 10, Housing Design.

Nuthurst Parish Design Statement

Response to Planning Policies

8.6. The modest greenhouse proposal, utilising painted timber and glass is considered to be sustainable development. The shed, utilising spruce timber and super-felt is considered to be sustainable development. The deck is built using oak, and is considered to be sustainable development. All developments will require regular maintenance during the lifetime of the development. In respect to the social objective, the developments will enhance the appearance of the property through good design and use of materials.

8.7. In terms of the environmental objective, the greenhouse supports the cultivation of home grown vegetables, reducing the reliance on other sources and the need to travel to purchase them. The applicants intend to provide a "net gain" in environmental terms.

8.8. The proposals represent sustainable development through the provision of enhanced family utility at number 2 The Grange by providing secure storage for tools to house gardening tools and equipment necessary for the upkeep of the extensive garden area.

8.9. In accordance with Policy 32, the proposals do contribute positively to the character of the property, and to the area through the use of appropriate materials and through the adoption of the simple and traditional rural design. The design of the proposals, with simple painted timber frame and glass of the greenhouse harmonise with the window and door frames of the oak framed dwelling house in this rural location. The timber framing of the shed has been chosen to match and complement the host dwelling. The timber deck was selected in order to complement the host dwelling.

8.10. The proposals do not conflict with the objectives of policies Policy 25, 32 and 33. The proposal responds positively to the surrounding area by using sympathetic and matching materials, where possible to number 2 The Grange. The choice of materials, being traditional and natural and with finishes in keeping with the house and landscaped garden will ensure the proposal is appropriate in the context of the rural area.

8.11. The amenity of the neighbouring occupiers will not be adversely affected by the proposed development. The modest proposals will not cause them to suffer any loss of light or privacy and this will ensure that the built form will not be overbearing to the nearest neighbours.

8.12. The design and scale of the modest proposals will ensure that they remain subservient to the existing dwelling and will not overwhelm the original irregular

form of the dwelling house. The application site lies to the south of a small development of 6 oak framed houses designed by the Oak framing specialist Oakwrights Country Buildings Ltd. Building materials at the site comprise green oak framing, horizontally fixed timber cladding, red brick chimney and plinth detail, red clay roof tiles and white rendered exterior walls. These proposals are designed by Swallow, Dunster House and use like materials to harmonise with the existing development and respect the character of the surrounding landscape through their design and the use of appropriate materials, namely red brick, clay roof tiles and oak timber framing.

8.13. Number 2 The Grange lies in the High Weald National Character Area. 'The High Weald National Character Area (NCA) encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.'

8.14. NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change. The oak framed proposals, using traditional construction methods and traditional building materials and architecture, including an oak frame and red brick plinth, will maintain the appearance of the application site to be in keeping with the character of the countryside within the High Weald Landscape Area and are in line with Policies 25 and 26. No trees or hedgerows will be affected by the proposals.

8.15. The proposals are considered to respect the character of 2 The Grange through appropriately designed proposals which harmonise with the host dwelling design and respect the vernacular architecture and building materials of the area and are of appropriate scale with the surrounding buildings and concur with the Nuthurst parish Design Statement. 9.

9. CONCLUDING COMMENTS

9.1. The proposals will improve the residential amenity for the occupiers by providing them with a greenhouse to support the cultivation of vegetables, a

secure shed to store the tools and equipment required to maintain the grounds, and a relaxation and seating area in the form of the decking.

9.2. The modest proposals will have no significant negative impact on the residential amenity of neighbouring properties or occupants.

9.3. The high-quality design and the use of the high-quality sustainably sourced materials proposed are considered appropriate to the existing dwelling, and to the setting of 2 The Grange which is located in open countryside in the High Weald.

9.4. Overall, it is considered that the proposal accords with national and local planning policy objectives of sustainable development, protection of the environment and good design.