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Planning Statement

Brookside Cottage Church Lane Plummers Plain Horsham West Sussex RH13 6LU

For the Erection of a detached double garage, in front of the dwelling and formation of a new vehicular access from the highway.

Accompanying documents/drawings:-

1. BROWN Application Form
2. BROWN Cil form
3. BROWN-25-01A existing site plan location plan and photos 1-1250 1-500 A2
4. BROWN-25-02A Proposed site plan and photos 1-1250 1-500 A2
5. BROWN-25-03A Proposed garage floor plans 1-50 A2
6. BROWN-25-04A Proposed garage elevations 1-50 A2
7. BROWN-25-05A Planning Statement.
8. BROWN-25-06 Existing Site Plan - Visibility Splays
9. BROWN-25-07 Proposed Site Plan - Visibility Splays

1. Introduction

This Planning Statement supports a planning application for the:

Proposed erection of a detached double garage, in front of the existing dwelling house at Brookside Cottage Church Lane and the creation of a new vehicular access from the highway with a turning head to serve the garage and existing driveway, replacing the existing access point, which is to be closed up.

The purpose of this statement is to outline the development proposal, describe its context, and explain how it accords with planning policy and material considerations.

2. The Application Site

The application site is a residential property in Church Lane RH13 6LU, located on a country lane with frontage onto the public highway. The site currently comprises a single storey dwelling with existing driveway space. The proposed garage will be positioned within the front garden area on the site of the existing access driveway, between the dwelling and the highway and in close proximity to the dwelling house. (Please see drawings)

Preliminary enquiry

A preliminary enquiry was made of Horsham DC Planning department. Ref:PE/25/0305.

The advice given

The property is within a countryside location and outside the built up area boundary. The main policy is 28 (replacement dwelling and extension in the countryside) of the HDPF

THE POLICY STATES:-

(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...

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The planning officers advice

- The proposed garage appears to be acceptable. The curtilage is capable of accommodating an outbuilding forward of the front elevation of the dwelling.
- However the proposed height of the garage is too high and would need to be reduced to the height of a single storey, as it would be overly dominant. It is recommended to reduce the height so the building is subservient to the dwelling.
- No significant impact on neighbouring amenities is anticipated.
- To make a pre-application advice request of WSCC highways authority with regards to the proposed new access point and closure of the existing driveway access, to assess the impact the proposals will have on the highway and its use.

Changes to the design

The design of the garage has been changed in the following way:-

- The size of the plan reduced from 7 x 7 m to 6 x 6 m.
- Height of ridge reduced by about 1 m
- Outside staircase and dormer windows omitted.

3. Proposal Description

The development comprises:

- A detached 2 bay garage for the storage of private vehicles and ancillary residential use.
- The garage will be constructed of an oak frame with weatherboarding on a brick plinth and plain roof tiles, materials typical of an outbuilding or shed in the area and commonly used for agricultural buildings.
- Roof form, height, and detail will be designed to respect the character of the host dwelling and surrounding area. The ridge height of the garage would be about 5 metres high and would be significantly lower than the existing roof of the bungalow.
- A new vehicular access point from the highway is proposed to serve the garage and driveway, with adequate visibility splays consistent with highway safety standards. It is estimated that visibility of 90 metres north, before a bend in the road and 215 metres or more south can be achieved. It is proposed to provide a turning head so vehicles can exit the property in forward gear. The gates are set back from the edge of the highway to allow a vehicle to leave the highway before the need to stop and open the gates, either electronically or manually.

The proposed access will include dropped kerb provision and visibility splays in accordance with West Sussex County Council requirements, confirmed through pre-application discussions.

4. Planning Policy Context

Although this garage is proposed in front of the existing dwelling, which means permitted development rights do not apply, we request the proposal will be assessed in the context of relevant national and local planning policies.

The Horsham District Planning Framework (and emerging Local Plan) require new development to:

- Respect the character and appearance of the site and surroundings.
- Maintain safe and satisfactory access, with appropriate visibility splays.
- Ensure proposals are well-designed and sensitive to context.

The reason for proposing to place the garage in front of the bungalow is to keep the south facing garden area, in front of the sitting room and garden room clear of buildings. The sitting room and garden room have big south facing window and doors to appreciate the garden and southerly aspect, allowing the rooms to benefit from solar gain. A building in this location is likely to spoil this benefit and over shadow the rooms.

32 Quality of new development

The proposed new garage is an attractive, functional, accessible, safe and adaptable building which fits in with the character of the vicinity. It is integral with the plot and optimises the potential of the site. It does not affect the quality of the open spaces around.

33 development principles

1. The proposed new garage makes efficient use of the land, as it is to be constructed on previously developed land, currently -used as a drive way
2. Does not cause harm to the nearby dwellings by overlooking etc.
3. The scale mass and appearance is of a high standard and is sympathetic to the host dwelling.
4. It does not impact on the skyline or views.
5. The character is sympathetic to the character of the local buildings. A high standard of materials is to be used, matching in with the existing dwelling.
6. Is sympathetic to the local landscape:- no trees to be removed, minimal bank and hedge loss is to be replaced and maintained.
7. The proposed new garage Is orientated to make the most of solar gains and will not over shadow the existing dwelling in a detrimental way
8. Provides attractive and safe parking for car motorbikes and bicycles etc.
9. Provides measures to avoid crime - locks on doors , provision of gates and fences.
10. There are no physical barriers.
11. The ground surface treatment and the gates fences and hedges, give a clear distinction between public and private space

40 Sustainable transport

The property is in a rural area where the use of a car is necessary to get to work etc without the provision of public transport within walking distance. The proposed garage is appropriate to accommodate one car, motor cycles and bicycles, allowing the applicant to park vehicles in a safe place. The garage could accommodate electric charging points for an electric car , as required

41 Parking policy

The garage provides adequate parking for the dwelling meet the needs of the occupier. There is no loss of parking involved with the proposed development, indeed the provision of a turning head is an improvement to the existing parking provision.

5. Design and Appearance

The design of the garage has been chosen to:

- **Complement the dwelling** in terms of scale, form, materials (e.g., brick plinth weatherboarding/roof tiles to match existing).
- **Minimise visual prominence** by keeping overall height as low as possible and siting the garage about 3+ metres from the site boundary so as not to dominate views from the street.
- There is space to allow a hedge to be planted next to the boundary to soften the view of the frontage.
- To the South of the property is Winterpick Farm where there is a group of agricultural barns and outbuildings currently in use. On the boundary between the two properties are the remaining walls of a former building which now form a substantial boundary wall about 3 - 4 metres high. The proposed new garage would be sited within 1 - 2 metres of this wall. The remaining side wall of this building is between 4 - 6 metres set back from the edge of the highway.

The design also considers the immediate context and adjacent properties to ensure that the proposal does not appear out of character or overly prominent within the street scene. There are examples of buildings built close to the highway frontage at Winterpick Farm in Church Lane.

6. Access and Highway Safety

A new vehicular access is proposed to serve the garage and improve existing driveway access. The access point will be designed with appropriate visibility splays and dropped kerb provision in accordance with guidance from West Sussex County Council.

The applicant is committed to working with WSCC to establish the most appropriate achievable splay given site constraints, and a pre-application consultation with WSCC Highways has been sought to confirm the required visibility standards and geometry. This approach aligns with good practice and aims to ensure highway safety is maintained.

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7. Environmental and Contextual Considerations

- Landscaping and boundary treatment will be maintained where possible.
- No detrimental impact on neighbours' amenities (sunlight, privacy, overlooking) is anticipated.
- The proposal does not give rise to significant ecological or heritage concerns. The foundations will be designed to be compatible with the nearby trees and the site of the garage is currently a driveway so unlikely to disturb habitats.

8. Conclusion

The proposed garage and new access:

- Will provide functional, ancillary residential accommodation for vehicle storage.
- Has been designed to respond positively to the host property's character and the local context.
- Will incorporate appropriate access geometry and safety considerations in consultation with the highway authority.
- Will comply with relevant planning requirements and represents a well-considered addition that will integrate with the existing site.

The applicant respectfully requests planning permission for this proposal

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