

PLANNING STATEMENT

Address: Andrews Farm House, Station Road, Warnham

Proposal: Erection of a single-storey outbuilding to provide two internal parking spaces, a private gym with shower facilities, and a home office, in accordance with Permitted Development rights.

Local Planning Authority: Horsham District Council

1.0 Introduction

This Design and Access Statement supports a proposed outbuilding at Andrews Farm House, Station Road, Warnham. The outbuilding will be located within the curtilage of the existing dwellinghouse and is proposed under Permitted Development rights (Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended).

The development is entirely incidental to the enjoyment of the dwellinghouse and does not constitute a separate unit of accommodation.

2.0 Site Context

Andrews Farm House is a detached residential property situated within the rural village of Warnham, West Sussex. The dwelling occupies a generous plot and is surrounded by a mix of substantial detached homes and former farm buildings, characteristic of a rural village edge setting. The property's scale and curtilage comfortably accommodate domestic ancillary facilities, and the surrounding area maintains a low-density residential character.

3.0 Description of the Proposed Development

The outbuilding will provide two internal parking spaces, a private gym with ancillary shower facilities, and a home office. These facilities are intended solely for domestic use and will be fully ancillary to the main dwellinghouse.

The layout has been designed to meet the functional requirements of the proposed spaces while ensuring the building remains subordinate to Andrews Farm House. It will contain no primary living accommodation and will not be used for commercial purposes or independent residential occupation. All activities within the outbuilding are strictly for the private use of the household and incidental to the enjoyment of the main dwelling.

4.0 Amount, Scale, and Siting

The outbuilding is located to the rear of Andrews Farm House within its curtilage and is single storey in height. It is set over 2 metres from the site boundaries and has a maximum overall height of 4 metres, ensuring it remains subordinate to the main dwelling.

It is positioned at a distance from the house to provide adequate space for parking, the gym, shower facilities, and office, while maintaining privacy and minimising impact on the dwelling. This siting allows functional separation between living areas and leisure and working spaces. The eaves have been designed to be proportionate to the overall height and internal layout, reinforcing the building's subordinate relationship to the main dwelling.

The total footprint of the outbuilding, combined with any existing extensions, does not exceed 50% of the curtilage, excluding the original dwelling. Its position, scale, and form fully comply with Class E Permitted Development limits and avoid any adverse impact on neighbouring properties or the character of the site.

5.0 Design and Appearance

The outbuilding has been designed to complement the domestic character of Andrews Farm House and the rural context of Station Road, Warnham. Its form, proportions, and materials are appropriate for a residential outbuilding and visually subordinate to the main dwelling. Openings are positioned to minimise overlooking or impact on neighbouring amenity.

6.0 Incidental Use Justification

The outbuilding is ancillary to the enjoyment of Andrews Farm House for the following reasons:

- No Primary Living Accommodation
The outbuilding contains no bedrooms, kitchens, or living rooms and does not provide facilities for independent residential occupation. The shower facilities are strictly ancillary to the gym, and the office is solely for domestic use.
- Functional Dependence on the Main Dwelling
All primary residential activities, including sleeping, cooking, dining, and day-to-day living will continue to take place within the main dwelling. The outbuilding is not self-contained and does not form a separate planning unit.
- Ancillary Nature of Parking Provision
The internal parking spaces support the domestic use of the dwelling and do not constitute a standalone use.
- Reasonable Domestic Use in Context
Given the size of Andrews Farm House and the generous plot, the provision of a private gym, office, and parking is reasonable and proportionate. Such facilities are customary for a property of this scale.
- Relationship Between Use and Scale
While the outbuilding accommodates the proposed uses, it remains subordinate in footprint, height, and visual presence. As established in *Wallington v Secretary of State for Wales [1991]*, incidental use is determined by functional relationship rather than size alone. The scale is appropriate and does not facilitate independent occupation.

7.0 Impact on Neighbouring Properties

Due to its scale, height, and siting, the outbuilding will not result in unacceptable overlooking, loss of privacy, or overshadowing. The proposal respects the character and amenity of neighbouring properties and the surrounding area.

8.0 Conclusion

The proposed outbuilding at Andrews Farm House complies with Class E Permitted Development rights. It is ancillary to the dwellinghouse, appropriately designed and sited, fully compliant with height and scale limits, and does not harm neighbouring amenity or the character of the area. No planning permission is required.