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Design, Access and Planning Statement

Incorporation of land to south-west of Harleydene to include into residential garden curtilage & the slight re-positioning of garage from current approved position.

At;

Harleydene,

Sandgate Lane,

Storrington,

West Sussex

RH20 3HJ



Revision B – 24th January 2025

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This document is to be read in conjunction with all other submitted plans and documentation.

Introduction:

The proposal seeks permission to Incorporate an area of land to South & South-West of Harleydene to become residential enclosed garden curtilage and includes relocation of fenceline and potential to move approved garage slightly further back into this land. The site slopes west to east. It is presently surrounded by an established Beech Hedge and panel fencing. The property also has some mature trees bordering the boundary against the main highway.

Location:

Harleydene is a detached house sitting in a triangular plot to the east of Water Lane and north side of private Sandgate Lane. The full ownership plot extends to around 0.19Ha. This application relates to the 0.0565Ha (edged red) part that currently sits outside of the enclosed area of garden, resulting in an area of under-used scrubland remaining to the south-west.

Amount:

The house received Planning Permission for refurbishment and extension under Horsham reference; DC/24/0593. With inclusion of the approval of a detached garage. The applicants title boundary includes an area of scrubland to the outside of the current enclosed curtilage and this application seeks to move the enclosed boundary to make better use of this unused land as part of their residential garden. As part of the application, we also seek to reposition the garage, slightly to the south-west, so as to improve on site driveway and turning. The current approval also includes the formation of driveway and gates. Revised gate details and fencing are included within this application.

The land within the new boundary line will be enclosed with close boarding fencing for instant screening. This will then be further enhanced with hedge planting that will eventually mature and add further improvement to visual impact and most importantly, the sound reduction from traffic noise along Water Lane.

Scale & Appearance:

The proposal seeks to incorporate this area of unused private scrubland and bring into use as part of their residential garden. The proposed garage would be timber framed in oak, clad in horizontal timber boarding and tiled to the roof with clay plain tiles to match the main house.

The fence boundary will be 1.8m closeboarded fencing set on gravel boards, with additional hedge planting, set to establish.

Taking precedent from the current arrangement and of nearby properties along both Water Lane and Sandgate Lane, this arrange will be most in keeping with the semi-rural appearance of the area.

Layout:

The layout is to include the repositioning of the taller fence and hedge to enclose the private garden land. In front of the taller fence, the soft verge will be maintained to at least 2m from the road edge at all times. Within this verge, the stump bollards will be removed along with an existing knee rail fence at the south-west corner and all will be replaced with new and then continued for the full extent of the applicants ownership. This new 900mm high knee rail fence will be erected to ensure that vehicles

using Sandgate Lane do not continue to drive over or park on the applicant's private property. A problem noted by the current owners and long suffered by the previous owners also.

The garage will be implemented using full methodology and recommendations of the arboricultural report and the driveway where required will undertake a no-dig method of construction, as already approved under the previous approval.

Water Neutrality:

Although likely unaffected as a Householder application, the proposals do not impact on Water Neutrality as there is no increase in water fittings or occupancy levels.

Access:

Access arrangements have already been approved under DC/24/0593. The new access driveway will be implemented using the same no-dig method as approved under that approval.

Highway visibility – A strong tree line runs across the Water Lane boundary. In recent years, the previous owner has cleared this scrubland, offering a enlarged sense of openness. Whilst the existing users of Sandgate Lane may find the current openness of the land to their advantage, it is clear that the proposals sought would not be dangerous to road users and that suitable visibility and the existing tree line does not offer scope for any enhanced early visibility. The remaining tree line at the junction of Sandgate Lane will remain as is and the visibility looking North would be therefore remain as current arrangement.

Landscaping:

The site will be planted with new hedging to further mature and soften the timber fencing. Internally, the land is intended to be laid to residential garden with new shrubs and trees. The applicant also wishes to establish original plants moved during the current build phase into this area.

Ecological Enhancements:

The Planning Officer has confirmed that the site is not under consideration for Biodiversity Net Gain, however the applicants are keen to introduce some ecological enhancements to the property. As part of the proposal, it is intended to erect a bird box to the gable end of the garage and also 2no. log piles for insect and small animals to shelter in.

Pre-Application Advice:

Pre-application advice has been received under reference PE/24/0157 for the proposals under this application and the feedback from the Planning Officer was positive, providing that due consideration was given to the trees on site and that the visibility of the highway users is not impaired.

Conclusion:

This application seeks to make better use of the applicant's land ownership and utilise a redundant area of their land for inclusion within their residential garden. Whilst there is some loss from removal of the existing Beech hedge, this will be mitigated with the planting of new hedging, as per the submitted plans.

Further Photographs:



Approach from top of Sandgate Lane with current knee rail to be replaced.



Area of approved driveway into property.



Area of land to south-west of Harleydene.



View in Sandgate Lane. Note; the previous occupants along the verge to stop continued destruction and trespass of their property. The proposed knee rail would remove the requirement for these stumps.



Photo above - Junction of Water Lane to Sandgate Lane – looking North. Taken Jan. 2025



Photo above - Junction of Water Lane to Sandgate Lane – looking South. Unaffected by proposals. Taken Jan. 2025



Photo above - Standing approx. 15m back from entrance to Sandgate Lane looking across application site. Taken Jan. 2025