Hare Field House, Gay Street Lane, North Heath, Pulborough

RH20 2HW

Proposed outbuilding extension

Design and Access / Planning statement

simlawplanning@gmail.com

Site Description

The application site comprises a detached dwelling in gardens on level ground in a row of similarly scaled buildings in the rural area of the District of Horsham. The proposed change would affect an existing outbuilding to the very rear southern perimeter of the property which structure comprises a hipped tiled roofed timber barn-type store/garage. The building is remote from neighbouring houses and several trees are growing in the vicinity.

Proposed development

The proposal seeks permission to extend the existing outbuilding by an 84m² single-storey side addition but to remove an existing shed measuring 13.7m². The materials will comprise timber elevations and door, with slate for the asymmetrical roof, with clay tiles being the material on the front pitch.

Land Use Designations

Whilst in a rural countryside setting, there are no specific restrictive land use designations that apply to this plot such as Listed Building, Conservation Area or National Park, Area of Great Landscape Value or Area of Outstanding Natural Beauty. The proposal would therefore fall to be assessed as a householder application on its merits in its immediate setting on the basis of the National Planning Policy Guidance 2024 and Horsham District adopted policy for such minor applications. Policy does however seek to apply criteria including neighbour amenity impact, design standards and water conservancy.

Planning History

There is no recent or relevant planning history that could inform appraisal of a new householder application of this nature.

Relevant Adopted Planning Policy

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

simlawplanning@gmail.com

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 31 - Green Infrastructure and Biodiversity Policy 32 - Strategic Policy: The Quality of New Development Policy 33 - Development Principles.

Character and Appearance

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relate sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views. Policy 28 states that household extensions will be supported if the development can be appropriately accommodated within the curtilage of the existing dwelling, and should be in-keeping with the scale and character of the existing dwelling. 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 intended. The proposed addition would be sited to the extremity of the plot away from the dwelling. The development would not appear out of place within this countryside location, with its addition to the Sussex barn style-like design of the current structure maintaining visual predominance and thereby being appropriate to the locality. The proposed footprint of the proposed garage would be well accommodated within the generous curtilage of the plot and would be of a size which would appropriately serve the main dwelling. Further to this, the proposed separation distance to the main dwelling would reduce any visual juxtaposition with the host dwelling. As such, the proposed addition may be considered of a suitable scale for the dwelling it serves, and would be well accommodated within the incidental residential curtilage. Being well concealed from general street and wider public viewpoints, but otherwise harmonising by virtue of the use of matching materials, the visual impact of the proposal is also considered to be acceptable and would accord with the above policies.

simlawplanning@gmail.com

Impact on Neighbouring Amenity

The extended build would be too remote from neighbouring homes, the nearest adjacent dwellings, Eureka and Trevann lying approximately 50m distant, as to cause any detriment to residential amenity through loss of light or privacy or impression of dominance.

Amenity and character

The enlarged outbuilding will respect the existing vernacular barn style design and, with its choice of timber elevations and roofing materials, will be of a character that will blend well with the host barn and the rural scene, and therefore cause no disruption to the local character. The verdant surrounds would also serve to screen the building from external view in the general local public domain.

Access

Located east of the A29 road and south of Gay Street Lane, the site is accessible by limited public transport but given the nature and purpose of the proposal which is wholly ancillary to the principal use of the site, this being a dwelling, normal travel criteria as set out in policy would not be significantly compromised. Level access for less abled users would be afforded to meet DDA imperatives.

Other considerations

Biodiversity interests will be unaffected given the nature of the works which will not encroach critically upon the current building, and water supply, run-off implications, carbon emissions, and archaeological contingencies would be unaffected.

simlawplanning@gmail.com

Summary

In conclusion, the proposal will be entirely for purposes ancillary to the enjoyment of the host dwelling wherein there is inadequate room and no appropriate areas for the uses intended and will in turn satisfy the aims of all relevant planning adopted policies and guidance.

simlawplanning@gmail.com