

Planning Statement

Application: Erection of a single-storey outbuilding

Site: 36 Laburnum Way, Billingshurst, RH14 9XU

Applicant: Ruan Groenewald

Date: May 2026

1. Introduction

This statement accompanies our householder planning application for the erection of a single-storey outbuilding within the rear garden of 36 Laburnum Way, Billingshurst. The outbuilding is proposed for use as a home office, incidental to the enjoyment of the dwellinghouse.

2. Site and Context

36 Laburnum Way is a modern detached house on an established residential street in Billingshurst. The surrounding houses are similar two-storey family homes of comparable age and design.

The rear garden is well-screened on all sides. To the north there is a brick wall about 2.5 m high, then a grassed passage, hedges, and tall trees. To the west is our own garage and driveway, then an open field – no neighbour on this side. To the east the garden looks toward a neighbouring house whose nearest wall has no windows. The only neighbouring garden adjoining ours is on the south side, beyond the rear boundary.

The outbuilding will sit in the rear garden, at least 1 m from the south boundary (measured from the edge of the slab). No trees on the site will be affected.

3. The Proposal

The proposed outbuilding is a single-storey, mono-pitched timber-framed structure on an insulated concrete slab. External dimensions are approximately 5.35 m wide × 3.5 m deep, with overall maximum height of approximately 2.85 m at the front (north-facing) ridge edge, falling to approximately 2.77 m at the rear (south-facing) eaves. The roof slopes gently from front to rear at a fall of 1:40, draining via a single rear gutter to the existing surface water drain at the house.

The internal layout is divided into two equally sized rooms separated by a stud partition with an internal folding door, allowing the rooms to be used independently or as a single open space. There is no kitchen, no WC, and no wet facilities – the building is purely for use as a home office incidental to the residential use of the main dwelling.

External materials are as follows:

- **Walls (front and side elevations):** Vertical timber tongue-and-groove cladding (larch, cedar or similar durable softwood), untreated, weathering naturally to silver-grey.

- **Walls (rear and rear half of side elevations):** Vertical anthracite metal cladding (RAL 7016), providing a low-maintenance and durable finish to the elevation closest to the rear boundary.
- **Roof:** Single-ply EPDM membrane on a warm flat roof construction, finished with anthracite woodgrain fascia and soffit (RAL 7016).
- **Windows and external doors:** uPVC, anthracite grey external finish (RAL 7016) / white internal, double-glazed. Two sets of French doors with glazed sidelights face the rear garden; one casement window is located on the east side elevation.

4. Use

The outbuilding will be used solely by the occupants of the dwellinghouse. No business activity will be carried on at the premises – no employees, customers, visitors, deliveries, commercial vehicles, or additional traffic.

The building will not be used as sleeping accommodation, contains no bathroom or kitchen facilities, and is not capable of use as a separate dwelling.

5. Why Planning Permission is Sought

We are applying for full planning permission rather than rely on permitted development rights so we can:

- Construct the building to a reasonable internal headroom suitable for use as a working space, which is difficult to achieve within the 2.5 m height limit applicable to outbuildings within 2 m of a boundary under the General Permitted Development Order.
- Provide clear legal certainty for the proposal, both for us and for any future owner of the property.

6. Impact Assessment

6.1 Visual amenity

The building is single-storey, located in the rear garden, and screened from public view by the existing dwelling and surrounding boundary treatments. It will not be visible from any public vantage point.

6.2 Neighbour amenity

- **Position:** The building is set away from all boundaries, with a minimum clearance of 1 m to the rear (south) boundary.
- **Height:** Approximately 2.85 m to the highest point of the roof, the building is well below the height of the existing dwelling.
- **Overshadowing:** Shadows from the building are cast northward, eastward, and westward across our own garden and garage, never southward toward the adjoining neighbour.
- **Overlooking:** All glazing faces into the our own garden. The single east-facing casement window looks toward a neighbouring property whose nearest elevation is a flank wall with no windows; there is no direct view into any neighbour's habitable space from any opening in the proposed building.

- **Noise:** Use is purely as a home office; no plant, no commercial activity, no amplified noise sources.

6.3 Highways and parking

The proposal does not generate any change in parking or traffic. There is no business use that would attract visitors. Existing parking arrangements are unaffected.

6.4 Drainage and flood risk

The site is located within Flood Zone 1 (low probability). Roof rainwater is discharged via gutter and downpipe to the existing surface water drainage serving the dwellinghouse. No foul drainage is required (no WC or wet facilities). The slab is constructed on an insulated, permeable hardcore sub-base.

6.5 Biodiversity and ecology

The development is sited on existing mown lawn within an established domestic garden. No trees are affected, and the site contains no protected species, designated sites, or significant biodiversity or ecological features.

6.6 Energy and sustainability

Although the building is exempt from the Building Regulations on grounds of floor area and boundary clearance, it is designed and specified to a high thermal performance standard:

- 100 mm PIR insulation beneath the concrete floor slab
- 90 mm mineral wool wall insulation between studs
- 120 mm PIR warm-roof insulation
- Double-glazed windows and doors throughout

7. Conclusion

The proposal is a modest, home office that supports the residential use of our dwelling. It is:

- Small in scale (under 15 m² internal floor area; under 19 m² external footprint)
- Single-storey, with overall maximum height below 3 m
- Set away from all boundaries
- Constructed in timber and anthracite metal cladding, with all glazing facing towards our own garden
- Wholly residential in use, with no commercial element

The proposal will have no material adverse impact on neighbour amenity, the character of the area, highways, drainage, or ecology.
