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**APPLICATIONS & APPEALS SERVICES**

# CONSTRUCTION OF BARN STYLE GARAGE

**AT**

**THE OLD RECTORY, STEYNING ROAD, WEST GRINSTEAD, RH13 8LR**

## PLANNING, DESIGN & ACCESS STATEMENT

**JULY 2024**



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# 1.0 INTRODUCTION

1.1 Planning permission is sought for the construction of a detached barn style garage at The Old Rectory, Steyning Road, West Grinstead, RH13 8LR. The garage building contains two car parking bays and a secure store.

1.2 This supporting Planning Statement sets out the detail of the proposal which is described and appraised having regard to the following aspects:

- **Physical Context –** explains the physical context of the site and its surroundings;
- **Planning Context –** relevant planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;
- **Layout** – the relationship of the proposed development to the site and its setting;
- **Appearance** – details of materials, style and impact upon the existing and neighbouring properties;
- **Landscape** – impact of the proposal on the existing landscape and proposed planting and surfacing;
- **Access** – access to the proposed development and associated parking.

1.3 This Statement demonstrates that the proposed development accords with the relevant planning policies and that it is acceptable in all respects.

## 2.0 PHYSICAL CONTEXT & PLANNING HISTORY

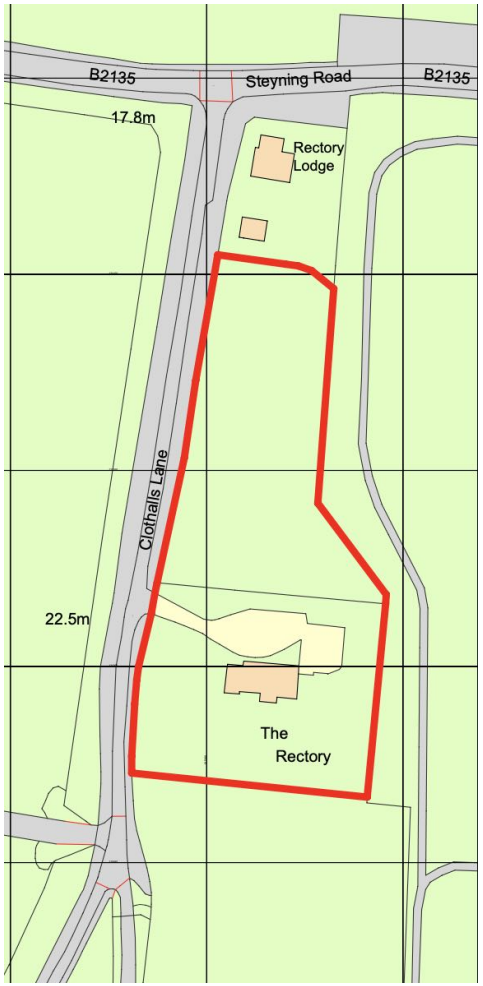
Physical Context

2.1 The Old Rectory is a detached, Arts and Craft style dwelling located to the south of Steyning Road and accessed off Clothalls Lane. The dwelling is located within the countryside, outside of a built-up-area boundary. The closest settlement is Partridge Green, approximately 2 miles to the south east.

2.2 The nearest residential property to The Old Rectory is Rectory Lodge, located to the north. A number of residential properties are located to the far south including Glebe House and St George's church which are listed buildings, together with three other listed buildings. The listed buildings form part of the West Grinstead Conservation Area (which does not include The Old Rectory).

2.3 The Old Rectory occupies a large plot which is enclosed and screened by mature trees. The property is accessed from Clothalls Lane which leads from Steyning Road and it is located within Flood Zone 1 (Low Risk).

Figure 1: Site Location Plan




2.4 The following are photographs of the application site:



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Planning History

2.5 The relevant planning history for The Old Rectory is as follows:

- DC/21/0227 – Demolition of existing garage and erection of two-storey side extension with associated works. Planning permission grated 23 April 2021.

- DISC/21/0269 – Approval of details reserved by condition 4 to approved application DC/21/0277. Condition discharged 30 November 2021.

2.6 Included at Appendices NJA/1 and NJA/2 are the following examples of where the Council has granted planning permission for the construction of car barns to dwellings located within the countryside:

- DC/23/2210 – Construction of garage, alteration to access and construction of entrance gates and piers (in association with dwelling permitted under application DC/22/0495) at Marlpost Meadows, Bonfire Hill, Southwater. Planning permission granted 29 January 2024.

- DC/22/0873 – Erection of a detached garage with store/home office at 1 North Lane, Wiston, Steyning. Planning permission granted 27 July 2022.

## 3.0 PROPOSED DEVELOPMENT

3.1 The proposal is for the construction of a detached garage building, located to the northern side of The Old Rectory. The garage is of a traditional, barn style designed with a half hipped, plain clay tiled roof. The two garage bays and secure store will be enclosed by full height doors to the front. The remaining elevations will be clad in horizontal timber boarding above a brick plinth.

3.2 A new, short driveway from the existing driveway will link to the proposed garage building and a new area of hardstanding to the front will be laid out. As there are a number of mature trees close to the proposed works, this planning application is accompanied by an Arboricultural survey and report.

Figure 2: Proposed Site Plan

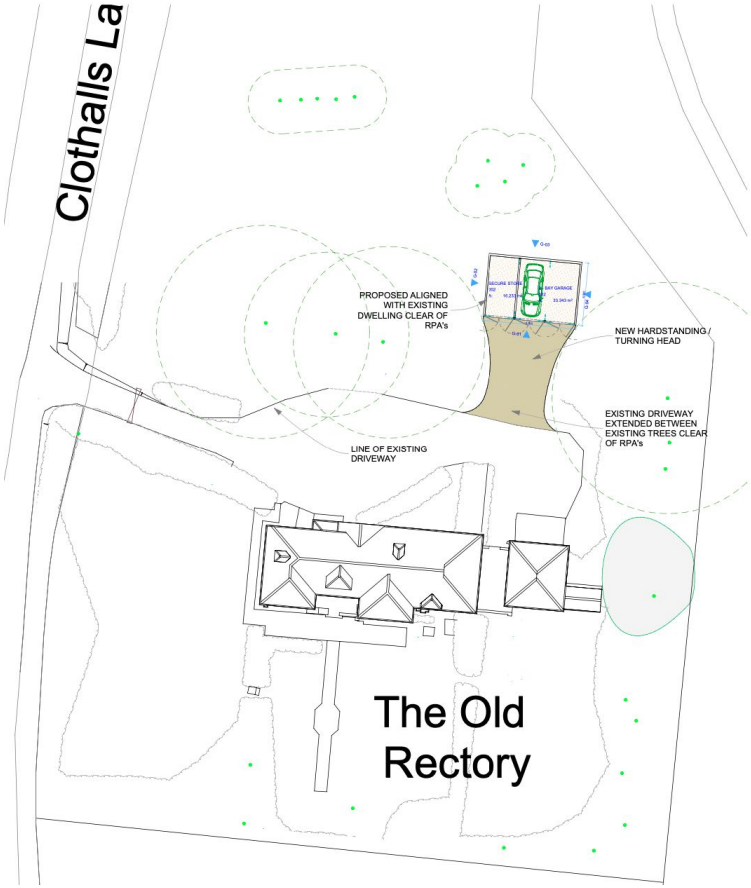




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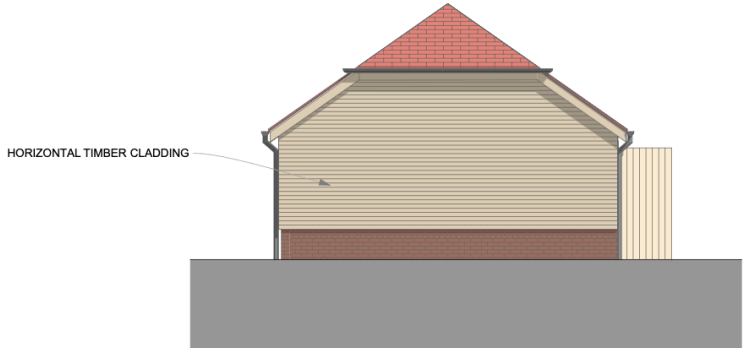
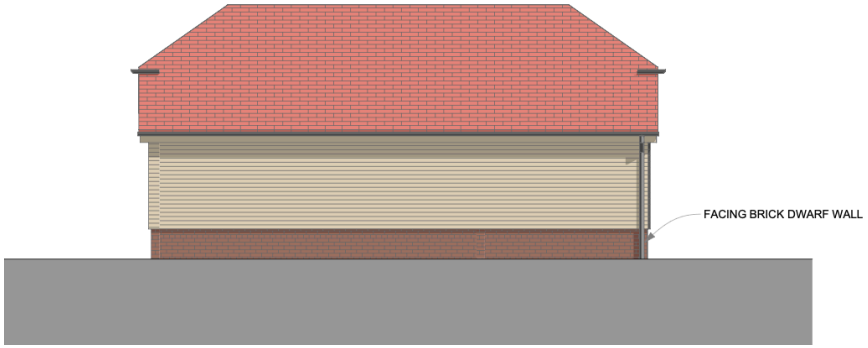
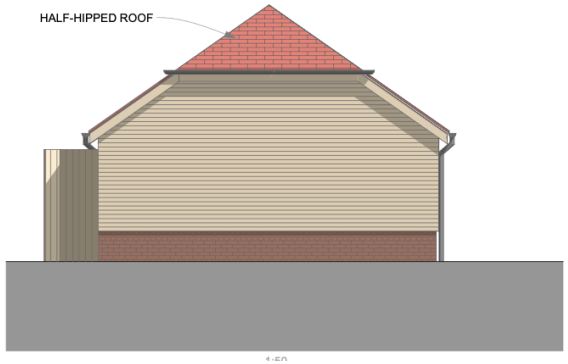
Figure 3: Proposed Elevations



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## 4.0 PLANNING POLICY

National Planning Policy Framework (NPPF) (December 2023)

*Sustainable Development*

4.1 The NPPF sets out the Government's planning policies for England and Wales and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.

4.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'.***

4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

***a) 'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***

***b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and***

c) ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy'.***

4.4 Paragraph 10 states ***'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

4.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole (paragraph 11 d).

4.6 Paragraph 12 of the Framework states that ***'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'.***

*Plan and Decision Making*

4.7 Paragraph 33 requires local plans and spatial development strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In particular, ***'Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if***

***local housing need is expected to change significantly in the future'.***

4.8 In terms of decision-making, the Framework states at paragraph 38 that ***'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.***

*Highways and Car Parking*

4.9 Paragraph 108 requires transport issues to be considered at the early stages of plan-making and development proposals. This is to ensure that (inter alia) the potential impacts of development on transport networks can be addressed.

4.10 Paragraph 111 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

4.11 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport (paragraph 112).

4.12 Paragraph 115 makes it clear that ***'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.***

*Effective Use of Land*

4.13 Paragraph 123 requires planning policies and decision to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.

4.14 Paragraph 124 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Furthermore, paragraph 127 sets out that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans where this would help to meet identified needs.

4.15 Paragraph 128 states that '***Planning policies and decisions should support development that makes efficient use of land…….'***

*Design*

4.16 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*** (paragraph 131).

4.17 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

4.18 Paragraph 139 states that ***'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:***

***a) development which reflects local design policies and government guidance on design, taking into account***

***any local design guidance and supplementary planning documents such as design guides and codes: and/or***

***b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings'.***

*Climate Change*

4.19 Paragraph 157 requires the planning system to support the transit to a low carbon future and to taking into account flood risk. New development should be planned in ways which avoid increased vulnerability to the range of impacts arising from climate change (paragraph 159).

4.20 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 165). Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (paragraph 175).

*Countryside*

4.21 Paragraph 180 states that planning policies and decisions should contribute to and enhance the natural local environment by (inter alia) ***'recognising the intrinsic character and beauty of the countryside….'.***

*Biodiversity*

4.22 Paragraph 185 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 186 states that when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for. Development should not result in the loss of deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists.

*Ground Conditions and Pollution*

4.23 Paragraph 189 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination

or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 190). Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 191).

*Heritage*

4.24 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be (NPPF paragraph 205). Any harm to, or loss of,. The significance of a designated heritage asset (from its alteration, destruction of development within its setting), should require clear and convincing justification (NPPF 206).

Horsham District Planning Framework (HDPF) (2015)

4.25 Local planning policy is contained within the Horsham District Planning Framework, November 2015 (HDPF). The following policies are relevant to the proposal:

- Policy 1: Sustainable Development
- Policy 2: Strategic Development
- Policy 24: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Countryside Protection
- Policy 28: Replacement Dwellings and House Extensions in the Countryside
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33:Development Principles
- Policy 34: Cultural and Heritage Assets
- Policy 40: Sustainable Transport
- Policy 41: Parking

4.26 Policy 1: Sustainable Development – states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. As such, planning applications that accord with the policies in the new Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.27 Policy 2: Strategic Development – seeks to maintain the District's unique rural character whilst ensuring that the needs of the community are met through sustainable growth Development around the edges of existing settlements should be managed in order to prevent the merging of settlements and to protect rural character and landscape.

4.28 Policy 24: Environmental Protection - promotes appropriate re-use of sites and requires the improvement of natural features, as well as minimising air pollution and greenhouse gas emissions.

4.29 Policy 25: The Natural Environment and Landscape Character - ensures that new development protects, conserves and enhances the landscape, maintains biodiversity and safeguards existing designated sites.

4.30 Policy 26: Countryside Protection - protects the rural character of the countryside from inappropriate development by requiring that new proposals are of an appropriate scale and do not result in a significant increase in activity in the countryside.

4.31 Policy 28: Replacement Dwellings and House Extensions in the Countryside - seeks to ensure that any replacement dwellings, house extensions, outbuildings and ancillary accommodation are of an appropriate scale, siting and design, and have due regard to the countryside setting and the existing dwelling. In particular, part 4 states:

***'Garages and any new outbuildings 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'.***

4.32 Policy 31 – Green Infrastructure and Biodiversity - has regard to contributing to and enhancing biodiversity, ensuring that

protected trees are retained or replaced as necessary and that a hierarchy of sites and habitats in the District are maintained, which includes Ancient woodland.

4.33 Policy 32: The Quality of New Development – requires a high quality and inclusive design for all developments within the District. Development should be (inter alia) attractive, functional, accessible, safe and adaptable. Development should also contribute a sense of place both in the buildings and spaces themselves.

4.34 Policy 33: Development Principles – sets criteria for new development, to include (inter alia) making efficient use of land, prioritising previously developed land, ensuring no harm will result to the amenities of occupiers/users of nearby properties and by ensuring that the scale, massing and appearance of development is a high standard of design. High standards of building materials, finishes and landscaping should also be included and consideration given to maximising sunlight and passive solar energy.

4.35 Policy 34: Cultural and Heritage Assets – seeks to sustain and enhance the historic environment through positive management of development affecting heritage assets.

4.36 Policy 40 – Sustainable Transport – ensures that proposals have appropriate connections with the existing transport system and is integrated with local routes as well as having a safe and suitable access.

4.37 Policy 41 – Parking - requires consideration of the parking requirements and facilities provided within new development, which should meet the needs of anticipated users.

Emerging Policy

4.38 The Council published is new Local Plan (Regulation 19) for public consultation between 19 January 2024 and 01 March 2024. The emerging Local Plan has not yet been through public examination and it does not represent adopted policy. As such, and having regard to NPPF paragraph 48, the Council's emerging Local Plan carries limited weight at this stage.

Nevertheless, the following draft policies are noted below as being relevant to the appeal:

- Policy 1: Sustainable Development
- Policy 2: Development Hierarchy
- Policy 11: Environmental Protection
- Policy 13: The Natural Environment and Landscape Character
- Policy 14: Countryside Protection
- Policy 17: Green Infrastructure and Biodiversity
- Policy 19: Development Quality
- Policy 20: Development Principles
- Policy 21: Heritage Assets and Managing Change within the Historic Environment
- Policy 24: Sustainable Transport
- Policy 25: Parking
- Policy 45: Replacement Dwellings and House Extensions in the Countryside

4.39 Draft policy 45 specifically permits the construction of garages and outbuildings to dwellings within the countryside.

Figure 4: Extract of draft policy 45 of the Horsham Local Plan, Regulation 19 version

**Policy 45: Replacement Dwellings and House Extensions in the Countryside**

1. Outside defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:
   a) Replacement dwellings will only be supported on a one-for-one basis and where it can be demonstrated that the property is still in lawful residential use.
   b) Replacement dwellings and extensions should be in keeping with the scale and character of the existing dwelling and of the surrounding area. This will have regard to the cumulative impact alongside existing extensions.
   c) Garages and any new outbuildings will be required to meet with all other appropriate policies, particularly design principles and should be grouped with the house, having regard to the dwelling they serve.
   d) Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Neighbourhood Plan

4.40 The West Grinstead Neighbourhood Plan was formally made on 23 June 2021. The following policies are relevant to the proposal:

- Policy 1: Local Gap
- Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife
- Policy 9: Car Parking

Relevant Legislation

4.41 In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).

4.42 Specifically, section 70 (2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission (or permission in principle) the authority shall have regard to the provisions of the development plan so far as material to the application and a post-examination draft neighbourhood plan also so far as material to the application. Consideration may also be given to any local finance considerations, so far as material to the application and any other material considerations.

4.43 Section 38(6) Planning and Compulsory Purchase Act 2004 states:

***"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."***

4.44 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan.

The question is whether it accords overall with the development plan (Stratford on Avon v SSCLG [2014] JPL 104). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.

4.45 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility: Cala Homes (South) Limited v SSCLG [2011] JPL 1458 and Tesco Stores Ltd v Dundee City Council [2012] 2 P.&C.R. 9.

4.46 More recently in Corbett v Cornwall Council [2020] the appeal court judge emphasised the importance of considering the plan as a whole stating:

***"Under section 38(6) the members' task was not to decide whether, on an individual assessment of the proposal's compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker."***

4.47 Paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's Planning Policy Guidance (PPG) confirms that ***'Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework'*** (paragraph 012 21b-012-20140306).

## 5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

*Countryside*

5.1 The application site is located within the countryside, outside of a built-up area boundary. HDPF policy 26 states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development. The policy requires any development to be essential to its countryside location and in addition meet one of the following criteria:

***'1. Support the needs of agriculture or forestry;***
***2. Enable the extraction of minerals or the disposal of waste;***
***3. Provide for quiet informal recreational use; or***
***4. Enable the sustainable development of rural areas'.***

5.2 In addition, proposals must be of a scale appropriate to its countryside character and location and should not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside and protects and/or conserves, and/or enhances the key features and characteristics of the landscape character area in which it is located.

5.3 HDPF policy 26 is read in conjunction with policy 28 which supports proposals for house extensions, ancillary accommodation and garages outside of the defined built-up area boundaries. Such development should be accommodated appropriately within the curtilage of the existing dwelling and in addition ***'Garages and any new outbuildings 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'.***

5.4 The proposed garage will be located in close proximity to the existing dwelling and the existing front driveway area. The garage building will therefore be grouped with the house and situated well withing its residential curtilage, thereby limiting the spread of development.

5.5 The height and overall scale of the proposed garage is proportionate to the size of the existing dwelling and its use will

be incidental to it thereby not resulting in any intensification of use within the countryside.

5.6 The proposed garage will appear as a subservient addition and it will not dominate the plot nor appear unduly prominent within its surroundings. The curtilage to The Old Rectory is well defined and screened by mature trees and the proposed garage building is of a high quality design, appropriate to the rural setting. There is more than sufficient space to accommodate the proposed garage within the residential curtilage.

5.7 Overall, the proposed garage will not result in any harm to the visual amenities of the countryside landscape and it is an appropriate type and style of development, complying with the provisions of HDPF policies 26 and 28.

## 6.0 LAYOUT, DESIGN & APPEARANCE

*Design*

6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraph 130).

6.2 HDPF policy 32 requires high quality design for all development in the District. In addition, HDPF Policy 33 sets out the Council's key development control criteria and states that development should make efficient use of land, should not cause harm to neighbouring residential amenities, should be appropriate in scale, massing and appearance and be of a high standard of design. Development should also be locally distinctive in character and should use high standards of building materials, finishes and landscaping.

6.3 HDPF Policy 33 is addressed in detail as follows:

***In order to conserve and enhance the natural and built environment developments shall be required to:***

1. ***Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;***

6.4 The proposed garage makes efficient use of land, close to the dwelling thereby not resulting in any harmful encroachment into the countryside. The proposal complies with criterion 1.

2. ***Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;***

6.5 There are no neighbouring properties that would be adversely affected by the proposals. The proposal complies with criterion 2.

3. ***Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;***

6.6 The proposed garage building is of an appropriate scale, massing and appearance to its location and surroundings. Its design is complementary and in keeping with the style of the existing dwelling and no harm will be caused to the local landscape.

6.7 The Old Rectory is also located a substantial distance away from the boundary of the West Grinstead Conservation Area and the listed buildings within it and there will as such be no implications in respect of the setting of heritage assets. An Arboricultural report addresses the proposal in respect of the nearby trees and overall, there is no conflict with criterion 3.

4. ***Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;***

6.8 The traditional design of the proposed garage is in keeping with the rural location. It is small in scale and no harm will be caused to the landscape setting or any important views. The proposal complies with criterion 4.

5. ***Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;***

6.9 The proposed garage will be finished in horizontal timber cladding to the elevations and a plain clay tiled roof. The standard of materials will be high quality and appropriate to the character and appearance of the area including The Old Rectory. The proposal complies with criterion 5.

6. ***Presume in favour of the retention of important landscape and natural features, for example trees, hedges, banks and water courses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through development and,***

6.10 The proposed development has been carefully considered in respect of tress and this planning application is accompanied by a Trees Survey and Arboricultural Impact Assessment together with an Arboricultural Method Statement and Tree Protection Plan. The proposal complies with criterion 6.

7. ***Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.***

6.11 The proposal raises no conflict with criterion 7.

***Proposals will also need to take the following into account where relevant:***

8. ***Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;***

6.12 The proposal will result in no change to the existing car parking area to the front of the dwelling or current provision of the storage of bins/recycling facilities at the property. There is no conflict with criterion 8.

9. ***Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area, and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public amenity areas by occupants of the site;***

***10. Contribute to the removal of physical barriers; and***

***11. Make a clear distinction between the public and private spaces within the site.***

6.13 The garage building is located within the curtilage of the main dwelling and there are no implications in respect of criterions 10 and 11. Overall it is demonstrated that the proposal complies in full with HDPF Policy 33 (and policy 32).

*Water Neutrality*

6.14 The application site falls within the Sussex North Water Supply Zone where Natural England has advised that water abstraction cannot be concluded to result in no adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites.

6.15 The Council has advised that it is able to continue to determine most planning applications for householder developments (and some other minor proposals) as it is not considered that this type of development will have a significant effect, either individually or cumulatively, on the Arun Valley sites. In the case of other developments where an increase in water consumption is more likely, planning applications are required to be submitted with a Water Neutrality Statement setting out the strategy for achieving water neutrality within the development.

6.16 The proposal will not result in an increase in the permitted dwelling's water usage and a Water Neutrality Statement is therefore not necessary in this instance.

## 7.0 ACCESS AND CAR PARKING PROVISION

7.1 HDPF Policies 40 and 41 seek to ensure that proposals incorporate safe and adequate means of access and that there is appropriate car parking provision.

7.2 The proposal includes the provision of two covered car parking spaces (and a secure store). Existing car parking arrangements and vehicle access will not be affected by the proposal and turning areas are retained. There are no implications in respect of HDPF policies 40 and 41.

## 8.0 CONCLUSIONS

8.1 Planning permission is sought for the construction of a barn style detached garage at The Old Rectory, Steyning Road, West Grinstead.

8.2 It is demonstrated that the works as described are appropriate to the countryside location and no harm will be caused to the visual amenities of the area or to neighbouring residential amenities and trees. As such, the proposed development is compliant with the relevant policies of the NPPF, HDPF and the Neighbourhood Plan. In accordance with NPPF paragraph 38, planning permission should be granted.