

Planning Statement

**Four Firs, Kilnbrook Farm,
Adversane, Billingshurst, West
Sussex, RH14 9JG**

Prepared For

Mr and Mrs Belmore

**10722
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CONTENTS

1	INTRODUCTION	1
	Site Description	1
	Planning History	2
2	PLANNING POLICY	4
	Emerging Planning Policy	4
	National Planning Policy Framework	4
	Other Material Considerations	4
3	PLANNING ASSESSMENT	5
	Principle of Development	5
	Design	5
	Neighbouring Amenity	7
	Trees	7
	Biodiversity Net Gain	8
	Community Infrastructure Levy	8
4	CONCLUSION	9



1 INTRODUCTION

- 1.1 Bell Cornwell LLP has been instructed by our Client, Mr and Mrs Belmore (the Applicant) to apply for householder planning permission to Horsham Borough Council (the Council) for a replacement garage outbuilding.
- 1.2 The application relates to Four Firs, Kilnbrook Farm, Adversane, Billingham, West Sussex, RH14 9JG (the Application Site).
- 1.3 A garage outbuilding has been on site for several years. However, upon recently undertaking remedial works to replace the existing roof, which is of asbestos construction, the building collapsed.
- 1.4 Accordingly, this application seeks the replacement of the building on the same footprint and for the same purpose (for the housing of the Applicant's cars), whilst taking the opportunity to create additional storage at first floor within the roof envelope. The description of development comprises:

“Erection of replacement detached garage with first floor storage accommodation”

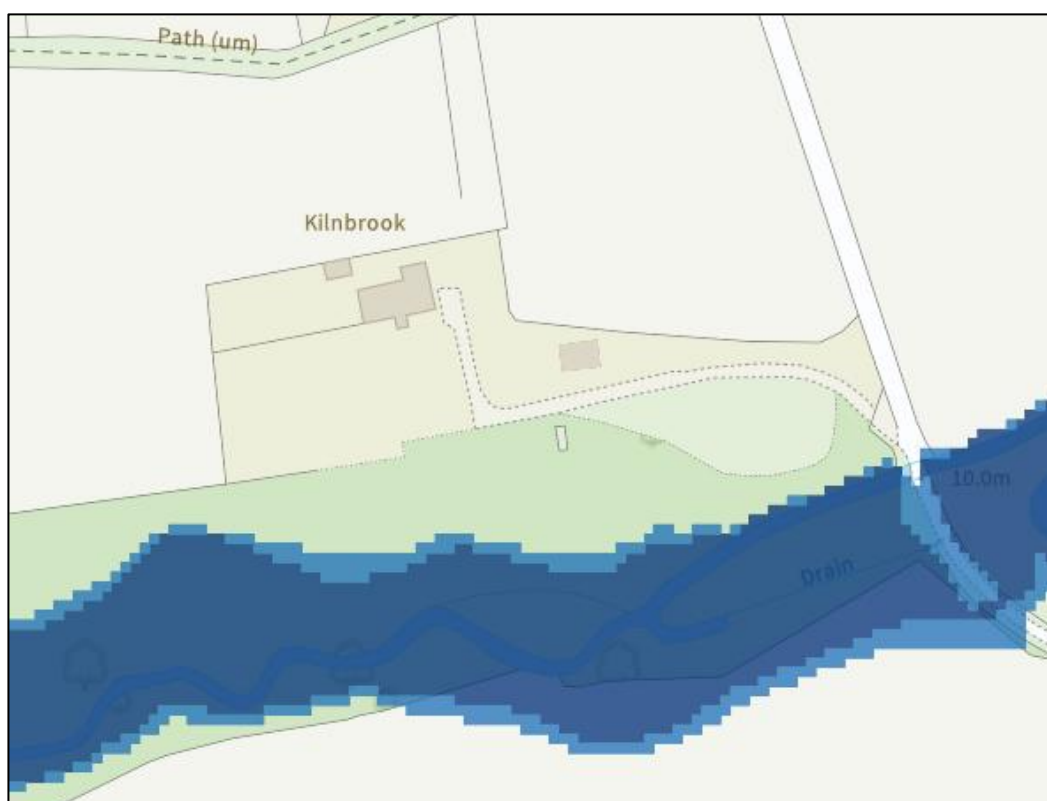
- 1.5 The design of the garage proposes to reflect the character of the surrounding area and is sited on the lowest part of the site, within a central position some considerable distance from the public highway.

SITE DESCRIPTION

- 1.6 The Application Site lies in open countryside. The Site comprises a detached property (Use Class C3) with associated outbuildings which are ancillary to the enjoyment of the property.
- 1.7 Access to the site is via a private access track, which connects to an existing unnamed rural lane via Lordings Road.



- 1.8 The site lies within Flood Zone 1¹ meaning there is a low risk of flooding from all sources. An extract of the Flood Map is provided below.



- 1.9 The site is located outside of a conservation area and does not contain any listed buildings. The red line site boundary alongside and proposed garage location is detailed below.
- 1.10 The surrounding area is rural in character set within open countryside which is interspersed by detached dwellings and agricultural uses.

PLANNING HISTORY

- 1.11 A review of Horsham's online planning database has been undertaken. There is limited planning history for the site. The following application has been identified.

¹ Environment Agency – Flood Map for Planning



- 1.12 In 2012, planning permission ref. DC/12/0919 was refused by the Council for the demolition of the existing house and construction of a replacement 3-bedroom property. The refusal was based on the following ground:

The proposed development by virtue of its scale, mass and bulk would represent an obtrusive development detrimental to the surrounding rural setting and would be disproportionate to the size of the existing dwelling. The proposal is therefore contrary to policies DC9 and DC28 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).



2 PLANNING POLICY

- 2.1 This section considers the relevant planning policy framework for the site and surrounding area, having regard to the development proposals. It considers the statutory development plan, any emerging local policy guidance, and existing and emerging national policy.
- 2.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.3 In the case of this application, the relevant Development Plan consists of the Horsham District Planning Framework (2015) and the Billingham Neighbourhood Plan (2021).

EMERGING PLANNING POLICY

- 2.4 Horsham District Council are currently in the process of a new Local Plan. The Horsham District Local Plan 2023-202540 was formally submitted to the Planning Inspectorate. The latest provisional timetable published on the Council's website on 09 June 2026 envisages adoption of the Local Plan in January 2027.

NATIONAL PLANNING POLICY FRAMEWORK

- 2.5 The National Planning Policy Framework (NPPF) and its accompanying practice guidance together supplementary planning documents (SPDs) are also material considerations. Although not development plan policy, it represents important guidance which sets out the Government's approach towards planning for new development. The NPPF sets out the presumption in favour of sustainable development, which for decision-taking means approving development proposals that accord with an up-to-date development plan without delay

OTHER MATERIAL CONSIDERATIONS

- 2.6 The Council has also published a number of Supplementary Planning Documents. These do not form part of the Development Plan, but they are a material consideration in the assessment of development.



3 PLANNING ASSESSMENT

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

PRINCIPLE OF DEVELOPMENT

- 3.2 Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house.
- 3.3 The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.
- 3.4 As existing, the Applicant does not have adequate storage space within their property. Accordingly, the need to replace the collapsed garage has represented an opportunity to deliver this additional storage need. The positioning of the garage has been selected to replace the existing building that was in situ prior to its collapse to minimise any
- 3.5 The use of the garage is proposed as ancillary accommodation to the Applicant's main dwelling that will sit comfortably within its context and relate well to the existing plot. This is considered to accord with Policy 28.

DESIGN

- 3.6 Section 12 of the NPPF concerns design. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 3.7 Policy 28 of the HDPF 2015 seeks to ensure that outside of the defined built-up areas, house extensions should not be disproportionate to the size of the existing dwelling and should be in keeping with the scale and character of the existing dwelling.



- 3.8 Part 3 of the policy goes on to state that Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site.
- 3.9 Policies 32 and 33 of the 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 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.
- 3.10 Policy Bill 2 of the Billingshurst Parish Neighbourhood Plan states that development proposals outside the built-up area boundary will only be supported where:
- It is in accordance with the development plan policies on appropriate uses in the countryside.

The proposed design is set out below.





- 3.11 The replacement garage is sited on the footprint of the original garage, proposing a sensitive, high quality design that is reflective of the wider rural character. In the context of the significant plot, the garage will not appear as intrusive or unduly dominant within the site and will continue to serve the same purpose as the former garage, for the storage of the Applicants' cars.
- 3.12 The material palette will comprise high quality, proposing a combination of wood panelling and brick that will be complimented by 2 x dormer windows on the front elevation that are clad in the same materials.
- 3.13 Overall, the development is of a form, design and scale that is appropriate to the character and appearance of the existing site and dwelling. This accords with Policies 28, 32 and 33 of the HDPF and Policy Bill 2 of the Neighbourhood Plan.

NEIGHBOURING AMENITY

- 3.14 Paragraph 135f) of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience
- 3.15 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 3.16 The garage is sited within the centre of the site and set amongst open countryside. The nearest residential dwellings are located some distance from the garage. Accordingly, there will be no harm to neighbouring amenity resulting from the replacement garage. This accords with Policy 33.

TREES

- 3.17 Policy 26 of the HDPF states that development will be considered acceptable where it does 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, including the pattern of woodlands, fields, hedgerows, trees, waterbodies and other features.

- 3.18 Policy 31 of the HDPF confirms that development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.
- 3.19 The Proposed Development will not require the felling or pruning of any trees and will not cause any harm to trees within proximity on site, ensuring that the existing character of the site remains unchanged and unimpacted in relation to trees and landscaping. This accords with Policy 26 and Policy 31.

BIODIVERSITY NET GAIN

- 3.20 Paragraph 187 (a) of the NPPF states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- 3.21 In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity. Accordingly, as this application comprises householder development, the exemption is met.

COMMUNITY INFRASTRUCTURE LEVY

- 3.22 Horsham adopted their CIL Charging Schedule in October 2017. The Proposed Development does not facilitate a gross increase in floorspace and accordingly there is no CIL contribution payable in this instance. The requisite CIL Forms have been completed and submitted alongside this application.



4 CONCLUSION

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 This Planning Statement has assessed the proposals against the development plan and other relevant planning policy and guidance at national, regional, and local policy level. It is concluded that the proposals comply with planning policy at all levels.
- 4.3 The Proposed accords with the policy provisions within the adopted Local Plan and represents a high-quality development that will not give rise to any unacceptable impacts. Planning permission should accordingly be granted without delay.