

Supporting Information

To: Planning Department **At:** Horsham District Council

From: Triptych PD Limited **Date:** 18th December 2025

Subject: THE HATCH, KENT STREET, COWFOLD, RH13 8BG

PROPOSED ERECTION OF AN ANCILLARY BUILDING TO BE USED AS A PRIVATE GARAGE.

Size, Location and Use

Householder permission is sought for the proposed installation of a 12-metre by 8-metre purpose build, secure single storey garage within the residential curtilage of the property known as The Hatch. The existing car port by its nature is not secure. The outbuilding will have a 30-degree pitched roof to have an overall height of just over five metres above ground level. The building will only be used for the storage of a maximum of three cars and accordingly includes three 'up and over' garage doors on the north elevation. Pedestrian access will be via a single half-glazed door on the east elevation, which will also accommodate a single 2000mm x 1000mm window. The resultant internal floorspace will be under 96m² (taking account of the wall widths). The proposed building will sit in the context that The Hatch is a detached dwelling that occupies a substantial plot along with agricultural land on the outskirts of the village of Whineham. Logically, the garage will be located approximately eight metres to the south-west of the main house for ease of access and will be screened by the vegetation between the site and Kent Street. Drawing PLA002 identifies the location of the garage to be predominantly opposite the access to Snakes Harbour Farm. The following images show The Hatch plus existing outbuilding and confirm the level of natural screening of the site and it is noted these were captured by Google in March 2024 with little leaves on the trees i.e. 'worst-case scenario' in terms of visibility.

View of The Hatch and Existing Outbuilding



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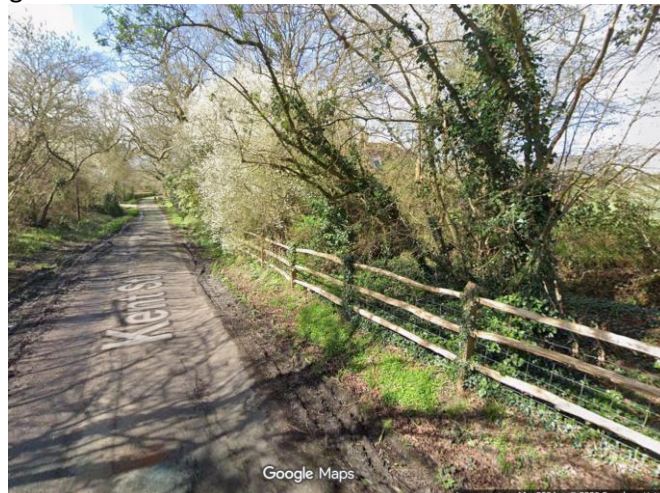
Google Image Of Entrance to The Hatch from Kent Street



Google Image Travelling from West on Kent Street Showing Entrance to Snakes Harbour Farm



Google Image Travelling from East on Kent Street with Screened View of Existing 2-Storey Outbuilding



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Proposed External Materials

The garage is not to visually compete with the main house in terms of size or materials. Therefore, brick has been avoided and larch shiplap cladding incorporated on three elevations with a contemporary but understated use of anthracite polymer coated steel on the south (facing the vegetation/road).

Item	Material/finish
Foundations	Ground screws
External walls	Siberian larch shiplap cladding on north, east and west elevations, then anthracite polymer-coated steel panels on the east. These will be attached to 19mm x 38mm pressure treated batten with a breathable membrane on a steel frame.
Roofing and rainwater system	In order to respect the main house without being pastiche, clay effect tiles will be placed on the 30-degree pitched roof. UPVC round line black guttering will be fixed to lowest edge of roof with a uPVC black downpipe to ground level.
Floor construction	125mm by 47mm pressure treated base plate covered with a damp proof course membrane and then 18mm moisture resistant tongue and groove floorboards on top.
Insulation	Wall, floor and roof insulation - 97mm Rock wool and 100mm Celotex.
Doors	Three up and over garage doors (each 2.4m wide and 2m high) will be finished in the larch shiplap cladding. A single (900mm x 2100mm) half-glazed white aluminium door will be on the east elevation.
Windows	As this will not be living space, only a single white framed window on the east elevation is proposed (2000mm x 1000mm).

Assessment and Conclusion

Character and Appearance

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) seeks 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.

The proposal incorporates a contemporary yet respectful addition to the property, which is unlikely to be glimpsed from outside of the site. The garage would be a subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. Whilst this addition would introduce a differing design paradigm to a relatively traditionally appearing dwelling, the proposed design has been demonstrated in a way that would not detract from the overall character and appearance of the dwelling and the site as a whole and complies with policies 32 and 33.

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Impact on Neighbouring Amenity

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.

It is considered that the siting and layout of the garage will be sufficient to prevent any unacceptable harm to neighbouring amenity particularly given the distances between dwellings.

Given the foregoing and that there is no conflict with applicable planning guidance, there is the reasonable expectation that planning permission will be approved.

LM/Dec-25