

PLANNING STATEMENT

Replacement of two awnings with a fixed canopy with a glazed roof.

Barns Green Village Hall, Muntham Drive, Barns Green, West Sussex, RH1

- 1.0 The application site consists of the Barns Green Village Hall. Associated car parking is located to the front and side, with a small patio area to the rear, beyond which is the recreation ground. The Village Hall is located on the northern side of Muntham Drive and is located outside of the settlement boundary of Barns Green. The building is a large one and a half storey detached property finished with facing brick walls and a plain clay tile roof.
- 2.0 The application seeks permission to replace two awnings with a fixed canopy with a glazed roof over to the north elevation of the Village Hall. The canopy will cover an existing paved patio area.
- 3.0 The main issues of the application are the effect of the proposal on the rural character and undeveloped nature of the countryside, the character of the existing building and the amenity of neighbouring properties. Relevant planning policies include:

Horsham District Planning Framework (HDPF)

- Policy 1: Sustainable Development
This proposal establishes that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework.
- Policy 26: Countryside Protection
This policy seeks to protect the countryside against inappropriate development.
- Policy 33: Development Principles
This policy establishes the districts aesthetic standards for good design.
- Policy 43: Community Facilities, Leisure and Recreation.
This policy relates to supporting development for new community facilities.

- 3.0 The proposed canopy will measure 8m wide x 3.6m deep and be 2.9m in height at its highest point. It will consist of an aluminium box frame with an 11.5mm laminated glazed roof. The canopy frame and associated rainwater goods will be powder coated Anthracite Grey RAL7016 in colour. Surface water will be discharged to ground level to a porous surface.
- 4.0 The design of the canopy is such that it will have an architectural form that will complement the vernacular of the host building. It will be modest in size in relation to the Village Hall and will effectively integrate with, but appear subordinate to, the main building. The design and siting of the canopy will also mean that there will be no loss of amenity to any neighbouring properties.
- 5.0 Replacement of the outdated awnings will make an improvement to the Village Hall while not resulting in an intensification of use of the established community facility.
- 6.0 Given the above facts the proposed development is therefore in accordance with Policies 1, 26, 33 and 43 of the Horsham District Council Local Plan.