ROSIER BUSINESS PARK, CONEYHURST ROAD, BILLINGSHURST

PROPOSED REPLACEMENT GARAGES

PLANNING STATEMENT

The proposals are to replace an existing garage & store building with a building which incorporates 3 garages & an attached store/workshop.

The justification for this proposal is that the existing garages comprise of a prefabricated structure (Precast concrete wall panels & a cement fibre roof) which is showing signs of decay. The garage due to its size is not suitable for modern motor vehicles.

The proposed replacement building which ids situated in the vicinity of a Listed Building will provide an enhanced structure due to its design & the materials that are being proposed. We believe that the proposed structure will provide a building with a high quality of design & also using high quality materials which will we believe will enhance & protect the local environment. We believe that the proposals are in accordance with Horsham District Councils Planning Framework (Policies 32,33 & 34)

We consider that the proposals provide a structure that provides & relates sympathetically with the built surroundings, landscape & open spaces & does not have a significant impact on the skyline or any important views.

The existing buildings which are to be demolished have no heritage significance & cause harm to the Listed Building.

A Pre Application Planning Enquiry was made & the following comments were made within the Pre Application response dated 10th April 2024

' While the proposal would represent an increase in massing & scale (in relation to the existing buildings) it would be more reflective of a traditional rural building associated with a historic farm & would not be considered to harm the setting of the adjacent Listed Building. For the same reasons it is advised that there are no concerns in respect of the wider visual impact. The intention is to construct the building with open rafter feet to reflect a traditional agricultural building '

' In respect of the neighbourhood amenity, the garage would replace existing garages sitting on a similar footprint. Due to the location, there are several buildings which would restrict views from the wider area. The garage would be an adequate distance from the shared boundaries with adjoining neighbours. It is advised that the likely impact on neighbouring amenity would be limited '

C. R. Fish ~ May 2025