



Permission in Principle Planning Statement

LPA	Horsham DC
Site location	The Little House, Shoreham Road, Henfield, West Sussex BN5 9YQ
Date	26/5/26
Ref	HA/2358

Introduction

This pre-application enquiry covers the replacement of an existing detached residential annexe outbuilding at the above address with a new two-storey detached dwelling.

Site & site context

The site lies between the village's of Henfield and Small Dole and one of a number of developments alongside the A2037 Shoreham Road. A water treatment plant is opposite to the west and the Woods Mill Nature Reserve is located to the North-east. An area of woodland is to the south.

The site is between the Henfield and Small Dole Built-up area Boundaries (BUAB) and just within/on the border of the South Downs National Park.



Aerial view of sit and surrounding area

The site comprises a detached dwelling with a detached annexe outbuilding formed from a previous extended garage together with a number of detached associated outbuildings.

The site is occupied by a single family with the annexe having been used separately by an immediate family member from the main house since the property was purchased in October 2021.

Planning History

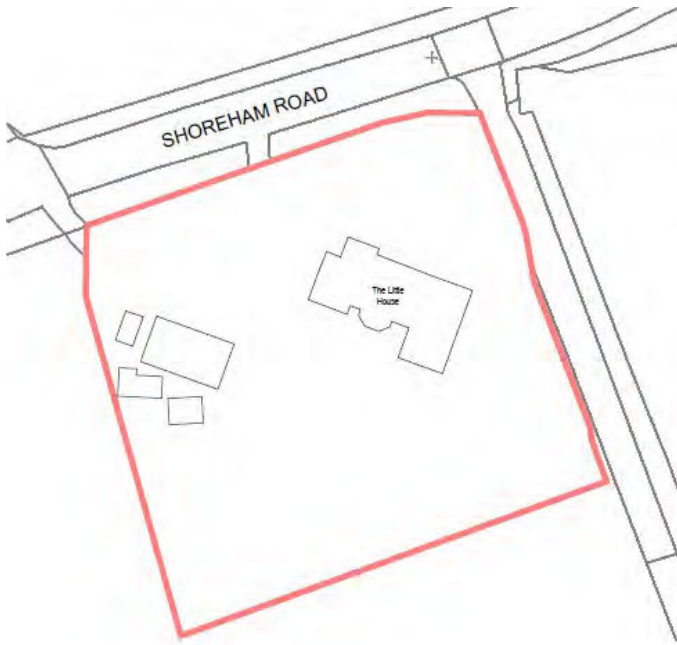
The site has been the subject of a number of planning applications as below:

DC/09/1757	2009	House extension + garage + gates	Approved and implemented
UB/1/99	1999	Single and two-storey extensions, double garage & store	Approved and implemented
UN/18/90	1990	Conservatory	Approved and implemented
Unknown		Original approval for dwelling(s) on the site	Approved and implemented

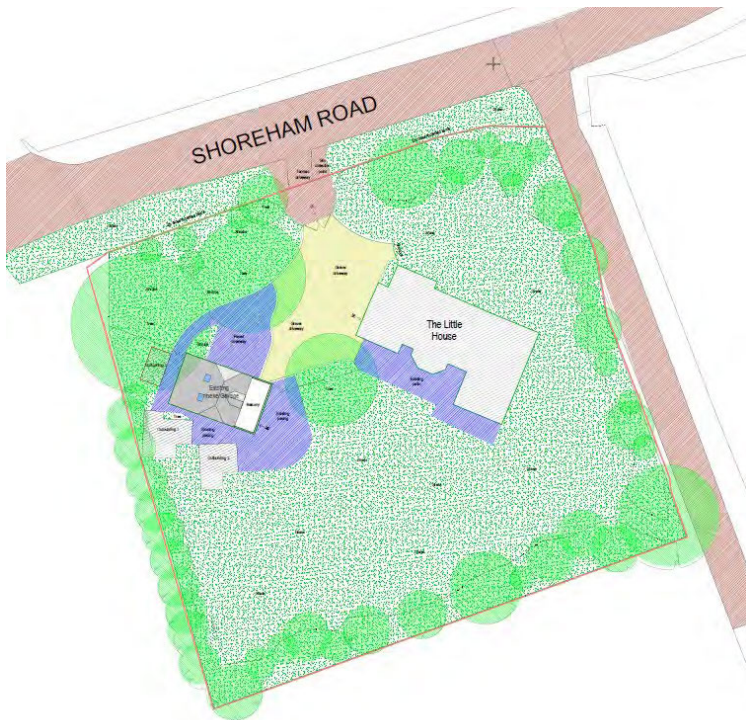


Othe relevant applications nearby

DC/26/0155	2026	3 Orchard Close BN5 9YA. Permission in principle for the erection of a single dwelling and associated development	Approved
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Site plan



Block Plan (existing)



Existing Main house



Existing Annexe



Highway Access



Parking area to front of main house & annexe



Amenity space on-site with large rear garden to annexe and main house



Existing Outbuildings – Log & general Store



Hot Tub outbuilding



Planning Policies

The following policies are considered appropriate for this site:

National Planning Policy Framework

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 – Parking

Upper Beeding Neighbourhood Plan (2018-2031) (adopted 2021)

Policy 1 – Spatial Plan for the Parish
Policy 8 – Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles



Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Strategic Policy 37: Housing Provision

Strategic Policy 38: Meeting Local Housing Needs

Policy 40: Improving Housing Standards in the District

Policy 41: Rural Exception Homes

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Shaping Development in Horsham District

**Proposed development**

The proposed development is to replace the current residential annexe with a new 2 storey detached dwelling to suit modern day living requirements.

The style of the house will be a traditional style dwelling comprising brickwork and plain tile hung walls under a plain tiled roof.

The site will be sub-divided to create two separate titles. Each dwelling will share the same highway access point which is to remain "as is".

This proposal seeks to replace existing outbuildings and as such it is development on previously developed land within a semi-rural area on the edge of and between two existing village settlements (Henfield and Small Dole BUAB) in a highly sustainable location. The existing house is not a listed building, nor is it within a Conservation Area.

The area is characterised by varied house sizes and types although generally older styles set within mature part natural/part landscaped grounds. The vast majority are individually designed reflecting different periods of 20th century design.

The proposed design has been derived with particular design cues taken from the host dwelling and other dwellings in the immediate area.

The development has regard to and respects the scale, height and general proportions of other buildings within the surrounding area.

Given the established character of the surrounding area, it is considered that a traditional approach, involving similar built forms and finishing materials is most appropriate for the external envelope of the building. There are ample examples in the vicinity of similar materials, i.e. brick, render and tile hanging that reflect the proposed exterior of the development.

The articulation of the building, both in plan and elevation provides for an interesting built form and minimises any perception of the building mass.

The architectural form takes into account the trends in external appearance of recently approved developments in the vicinity of the site.

As well as seeking to maintain a high degree of visual separation, the design also seeks to ensure that the amenity of existing neighbouring residents is respected as well as providing a high degree of amenity for the occupiers.



Principle of development

The key thread to the NPPF, albeit under review, remains that sustainable development is pursued in a positive way, and at the heart of the Framework is a presumption in favour of sustainable development. This is echoed within the Local Development Management Plan.

Accordingly, the principle of the proposal is acceptable subject to the other material planning considerations outlined below.

Impact on Surrounding Area

The surrounding area comprises a mixture of similar residential developments to the south and west. A water treatment plant to the north-west, woodland to the north, south and east. The plot is well-screened from its surroundings by natural trees/vegetation and to the highway to the west by a combination of 2m timber fences and natural screening in the form of mature trees and hedging.

As such the development site is barely visible from the public realm and will continue to do so with the replacement building/dwelling. We believe Policy 26 is therefore satisfied.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the overarching growth strategy, focusing development within the District's main settlements.

Policy 3 seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations possible.

Policy 4 supports limited settlement expansion outside built-up area boundaries only where:

- The site is allocated in the Local Plan or a Neighbourhood Plan and adjoins an existing settlement edge;
- The scale of growth is appropriate to the settlement;
- The proposal meets identified local needs;
- and
- The development is contained within defensible boundaries that respect landscape character.

When considering the scale of the proposed development (over and above the existing) we believe on balance that the policies above are satisfied when the Horsham District Planning Advice Note (SDPAN) for exceptions is appropriately considered.

Impact on the street scene and character of the area

The dwellings on the site are not visible from the public realm, only the highway access which is to remain as existing. The street-scene will therefore remain "as is" and with no detrimental impact on the sylvan character approaching the village of Small Dole or SDNP beyond.



Impact on neighbour's outlook & amenity

The proposed development does not alter the relationship between the host dwelling and its existing neighbours and as such does not impact the current level of separation between neighbours and privacy enjoyed.

Separation distances between private amenity areas for the new and existing dwellings on the site are a material consideration and include appropriate boundary hedge/tree planting to remove visibility and reduce noise transfer between properties.

Quality of the living accommodation for future occupiers

The proposed development will provide enhanced accommodation for limited mobility occupants within the new dwelling over the existing annexe which is not Part M compliant.

Highways and parking provision

The existing access is to be retained for use the new and existing dwellings and is easily capable of supporting the revised site arrangement.

The current dwelling and annexe has ample parking to the front and this is to be maintained for the revised site layout with each property featuring their own parking and turning spaces to allow exiting from the site in a forward gear.

The proposal itself is of a modest scale and will not generate significant additional traffic movements over and above the existing usage pattern to create an unacceptable environmental or traffic impact.

The development will provide adequate vehicle parking with regard to published parking standards.

Refuse and recycling

The site already features a dedicated bin store areas for each dwelling to the front of the property with additional internal sorting within the kitchen areas. A bin staging point is to be added to assist in bin collections from the appropriate collection authority.

Impact on Trees & Landscaping

There are a significant amount of trees on the site.

The root protection areas that would be impacted are already covered by either gravel or brick paver driveways which are to remain as existing.

No trees need to be removed to facilitate implementation of this scheme and it is intended to retain existing trees and boundary planting to protect the privacy of neighbours and the character of the site and to preserve the visual qualities of the locality. The actual amount of driveway is to be reduced within the tree zone to reduce impact over the "as existing" situation.



Further trees are however to be planted to increase the biodiversity on the site and a landscaping plan will be provided as part of a detailed biodiversity mitigation and enhancement plan.

A full arboricultural report will be provided as part of the detailed biodiversity mitigation & enhancement plan and to protect existing trees during construction.

The design and internal arrangement of the building has been considered in detail to ensure that trees will have minimal impact upon the amenity of the occupants and remove future pressure for removal.

Impact on nearby Heritage assets

No heritage assets are impacted by this proposal.

Impact on Ecology & Biodiversity

There are no sensitive or specialist habitats on site that need further ecological consideration.

There are no burrowing habitats on site.

The only habitat areas suitable for nesting birds are at the very front within the tree zone and around the periphery of the site well away from where development will occur.

No trees are to be removed to facilitate implementation of this proposed scheme.

The proposed development has sought to maintain existing soft landscaping and used this as an integral part of the design.

Further trees are however to be planted to increase the biodiversity on the site and a landscaping plan will be provided as part of a detailed biodiversity mitigation and enhancement plan.

Impact on surface water disposal and foul drainage

The site is not located in a high river or surface water flood risk area.

Impact on water usage

Water usage calcs will be provided to ensure compliance with water use to not exceed 110 litres per person per day and to meet the requirements of the Building Regulations.

The amount of water usage over and above the existing use is considered minimal.



Energy Efficiency and Renewable Energy

The proposed design embraces as much climate neutral principals as are possible given the existing position and orientation of the building.

The construction will be traditional brick and block with super-insulated blocks and high-performance cavity wall insulation exceeding current Building Regulations standards.

The floor and roof structure will also be super-insulated in excess of current Building Regulations standards.

Low energy lighting will be incorporated within the building, in particular within the circulation spaces with PIR detectors where appropriate to turn lights off automatically when not occupied.

Heat sources will be low energy/low carbon devices such as solar panels linked to a heat pump & domestic hot-water cylinder to exceed the requirements of Building Regulations with "as designed" SAP calcs used to define appropriate system performance with minimal carbon emissions.

Electric vehicle charging points will be provided for occupants and visitors.

Conclusion

This application demonstrates the minimal impact of the replacement of an existing detached residential annexe with a new detached home and which will positively address the shortage of housing in the area.

The proposed scheme is compliant with national and local planning guidance especially when considering the appropriate Horsham DC SDPAN guidance.