Planning, Design and Access Statement

Erection of a domestic timber shed and aluminium greenhouse

5 The Grange
Ghyll House Farm
Broadwater Lane
Copsale
Horsham RH13 6QW

INTRODUCTION

- This report and planning application have been prepared following the receipt of a letter from Horsham District Council which concerns the alleged erection of garden structures without planning permission, reference EN/24/0260
- This retrospective application is for the erection of (1) a domestic timber garden shed and (2) a domestic aluminium greenhouse within the curtilage of 5 The Grange, Ghyll House Farm (the **Property**)
- The Property is a detached domestic dwelling. The property is part of a group of six houses built in 2020
- The Property benefits from gardens front and rear and a driveway and parking to the front of the property
- The Property is approached from a private access from the public highway, Broadwater Lane.

LAYOUT / LOCATION

- The timber shed and aluminium greenhouse are both located to the North boundary of the Property



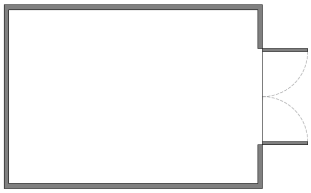
1. TIMBER SHED



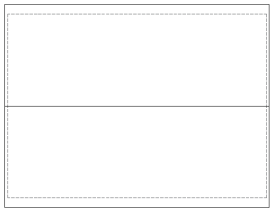


Ref: Photographs of Shed

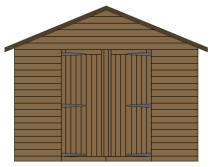
SCALE AND APPEARANCE



Floor Plan



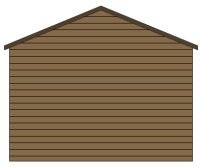
Roof Plan



South Elevation



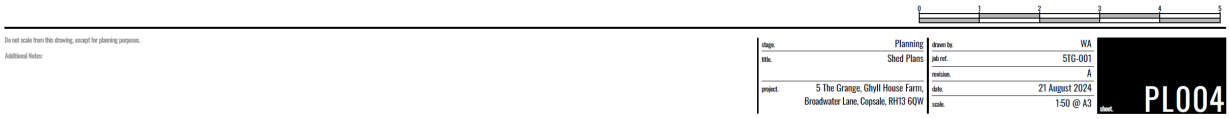
East Elevation



North Elevation



West Elevation



Timber shed:

- The timber shed measures **3050mm** by **4300mm**
- The maximum height to ridge is 2580mm

The shed has a pitch felt covered roof with timber cladding and timber framed doors, with no windows. The timber has been chosen to match the house cladding to be completely in keeping with the site and surrounding houses at The Grange, Ghyll House Farm. The timber is being allowed to weather naturally to

a silver/grey. It will provide storage for domestic tools and other garden equipment. The above photographs show its current appearance and how the timber is ageing naturally.

2. Greenhouse



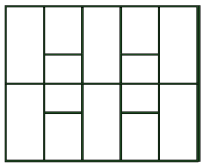


Ref: Photographs of Greenhouse

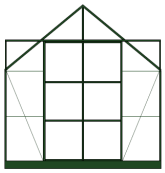
SCALE AND APPEARANCE



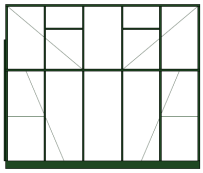
Floor Plan



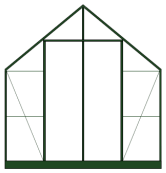
Roof Plan



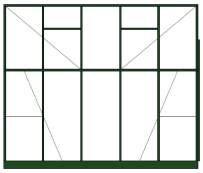
South Elevation



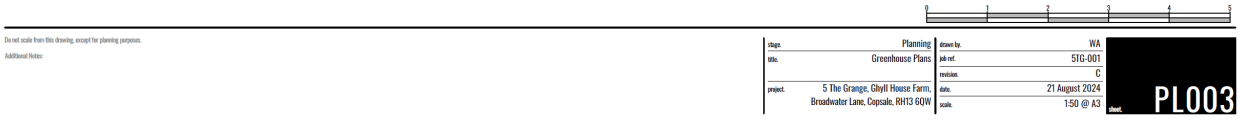
East Elevation



North Elevation



West Elevation



Aluminium Greenhouse:

- The aluminium greenhouse measures 2580mm by 3220mm

- The maximum height to ridge is 2720mm

The greenhouse is made of green powder coated aluminium with toughened glass. The colour has been chosen to blend into the natural surroundings with minimal visual impact. The above photographs show its current appearance and surrounding planting.

LANDSCAPING

A landscaping scheme has not been submitted as part of the planning application because the erection of the shed and greenhouse are modest in scale and sited within the curtilage of the Property. The recently planted hedges and trees on all sides will mature over time and further screen the structures, so no additional planting is thought to be necessary.

NEIGHBOUR AMENITY

Neither the shed nor the greenhouse have any unacceptable adverse impact on neighbours in respect of loss of light, loss of outlook, overbearance, overlooking or privacy.

PLANNING POLICY CONSIDERATIONS

Planning Policy Context

- The National Planning Policy Framework (NPPF) was introduced in March 2012 and last updated in December 2023, to replace Planning Policy Statements, Planning Policy Guidance Notes, Circulars and Letters to the Chief Planning Officer. The National Planning Policy Framework replaced around one thousand pages of national planning policy with around fifty, putting the emphasis on achieving sustainable development.
- The main direction in National policy through the introduction of the NPPF in 2012 is the presumption in favour of the granting of planning consent for sustainable development. The 2023 review of the Framework continues at section 2 with this presumption and confirms the three overarching objectives, which are interdependent: economic, social and environmental objectives.
- Section 12 of the 2021 Framework seeks to secure good design as a fundamental part of the overarching sustainable development objective.
- Section 15. Conserving and enhancing the natural environment ensures that development does not have an unacceptable adverse effect on the environment, and "providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"
- Local Planning Policy Context – Horsham District Planning Framework (2015):
- Policy 25- Strategic Policy: The Natural Environment and Landscape Character Policy 26- Strategic Policy: Countryside Protection
  Policy 28- Replacement Dwellings and House Extensions in the Countryside Policy 32- Strategic Policy: The Quality of New Development
- Policy 33- Development Principles

  Neighbourhood Plan:

  Nuthurst Parish Neighbourhood Plan. Of relevance to this application is Policy 10, Housing Design.
  Nuthurst Parish Design Statement

Response to Planning Policies

- This application for very minor domestic garden buildings has proved necessary through the removal of permitted development rights class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) order 2008, through condition 25 of the original planning consent for number 5 The Grange, Ghyll House Farm DC/12/0778.
- The structures represent sustainable development, the shed will provide storage space for domestic garden tools, the aluminium greenhouse provides space to grow domestic fruit and vegetables
- In accordance with Policy 32, the structures contribute positively to the character of the Property, and to the area through the use of appropriate materials and complement the host dwelling.
- The structures do not conflict with the objectives of policies Policy 25, 32 and 33.

CONCLUDING COMMENTS

- The structures improve the residential amenity for the occupiers by providing them with domestic garden storage and growing areas.
- They have no significant negative impact on the landscape or the residential amenity of neighbouring properties.
- Overall, it is considered that the structures sit well with the national and local planning policy objectives of sustainable development, protection of the environment and the principles of good design.