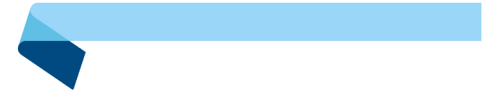


Batcheller Monkhouse



Planning Statement

Proposed extensions, alterations to the roof
and parking area

at

Warnham Court Farmhouse
Church Street
Warnham
West Sussex
RH12 3QP

On Behalf of
Mr & Mrs Lucas

Prepared by
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June 2026

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1 INTRODUCTION

- 1.1 This report is submitted in support of a planning application for the proposed extensions, alterations to the roof and parking area to the existing dwelling known as Warnham Court Farmhouse in Warnham.
- 1.2 This planning statement sets out the relevant background to assist Horsham District Council in its determination of the planning application. The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context and an appraisal of the scheme against all relevant planning considerations.
- 1.3 The application is supported by the following documents and plans:
- Application Form
 - CIL Form
 - Site Location Plan
 - Site Block Plan
 - Proposed Floor Plans
 - Proposed Elevation Plans
 - Heritage Statement
 - Bat Surveys

2 APPLICATION SITE

2.1 Site Description

- 2.1.1 The site is located on the eastern edge of Warnham village and is accessed via a short un-named road leading from Church Street.

Figure 2.1 – Site Location



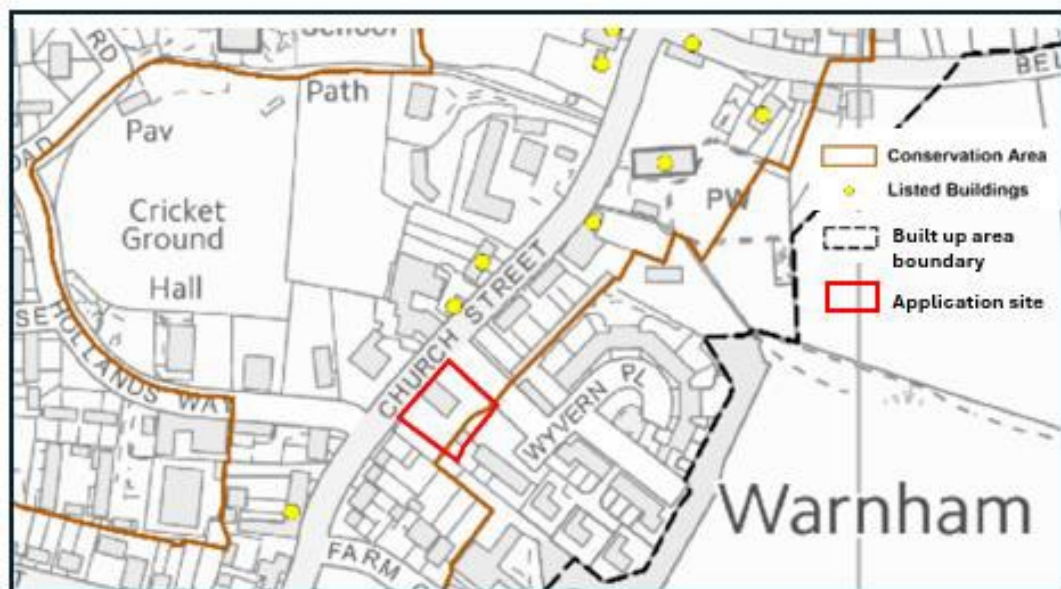
- 2.1.2 The main part of the site, excluding the access, extends to 0.16 hectares. The site comprises a detached two storey brick dwelling, outbuilding and surrounding curtilage.

Figure 2.2 – Aerial Image of the Site



- 2.1.3 The dwelling has a footprint of approximately 205sqm. The site is bordered on four sides by residential development which includes modern detached and terraced houses built around 2005 to the north at Wyvern Place, detached houses at Farm Close built in the 1990s to the southwest, and a mix of detached, semi-detached and terraced houses to the southeast.
- 2.1.4 Warnham Court Farmhouse is locally listed. As such, a Heritage Statement supports this application.
- 2.1.5 The site is located entirely within the built-up area boundary, as shown below in Figure 2.3.

Figure 2.3 – Site in the Context of the Built-up Area Boundary (marked with a black dashed line)



- 2.1.6 The site is centrally located within the village and is within a three-minute walk of Warnham Village Stores, a butchers and sandwich shop, pub, and bus stops. Warnham Primary School is a seven-minute walk away.
- 2.1.7 Metro Bus operates an hourly service through the village serving stops between Horsham and Dorking from 8am to 7pm Monday to Saturday. On Sundays, the service runs every two hours.
- 2.1.8 Warnham train station is 2 miles away and provides services to Horsham, Dorking and London.

2.2 Designations and Constraints

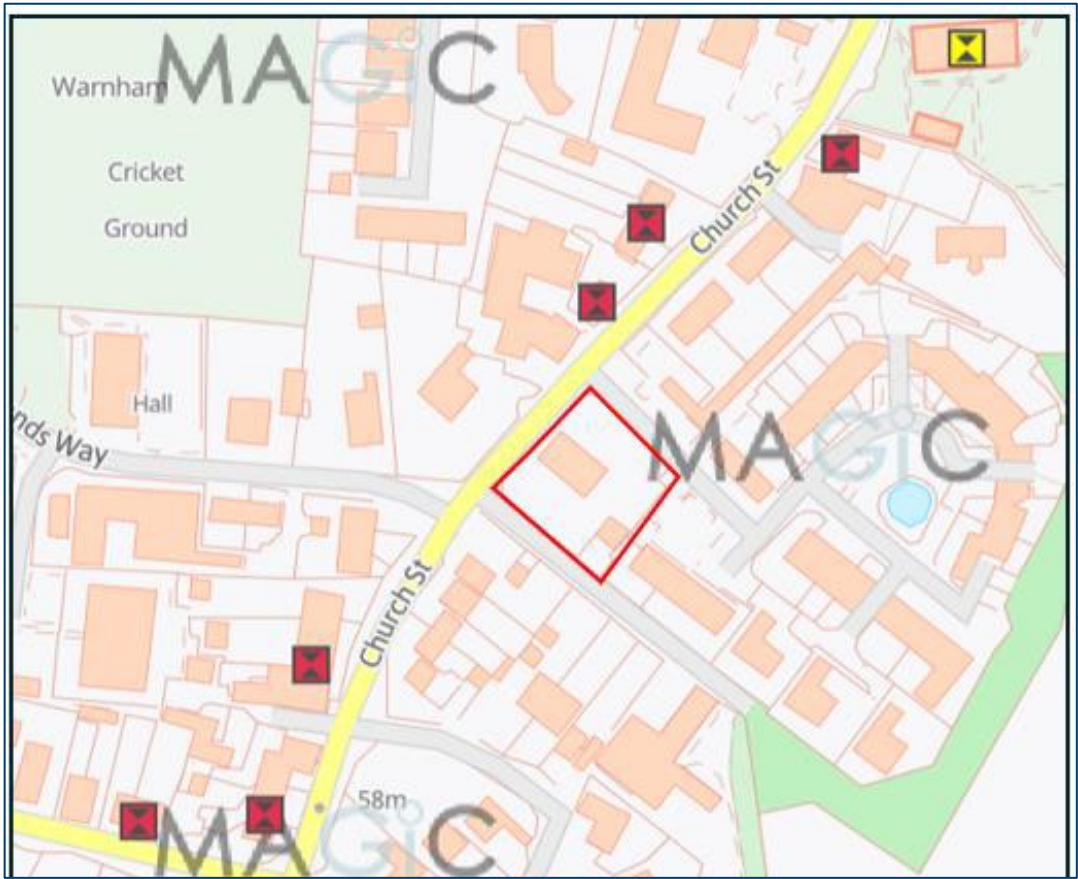
- 2.2.1 The majority of the site lies within the Conservation Area boundary following a review of its boundary in 2019, with only the very rear portion of the plot to the southeast outside of it. The Conservation Area covers approximately half of the village and was established in 1976. As detailed in the Warnham Conservation Area Appraisal, this designation requires “*special attention to the desirability of preserving or enhancing the character or appearance of that area*”.

Figure 2.4 – Warnham Conservation Area (site outlined in red)



2.2.2 Warnham has a number of listed buildings, the closest of which is ‘Cobblers,’ the Grade II Listed residential dwelling some 25m to the north. A Magic map extract shown in Figure 2.5 identifies those Listed buildings nearest to the site.

Figure 2.5 – Listed Buildings (Source: Magic Map)



2.2.3 The site lies entirely within Flood Zone 1 with a low risk of surface water flooding, as shown in Figure 2.6.

Figure 2.6 – Flood Map for Planning



3 PROPOSED DEVELOPMENT

- 3.1 The applicant requires the existing dwelling to be modernised to provide improved living accommodation. The existing house structure would be retained with extensions proposed over two levels at the rear. The principal elevation fronting Church Street would remain unaltered.
- 3.2 The application follows a pre-application enquiry reference PE/25/0206 and responds to the feedback provided by Horsham District Council. The resulting scheme has been developed to address the points raised and offers an appropriately supportive proposal. The Council's response is included in Appendix A.
- 3.3 The proposal comprises the following:
- Part two storey rear extension and single storey orangery
 - Existing gate on south-western track removed and new surfacing provided to permit vehicle access clear of the carriageway
 - Existing Horsham stone roofing to be adjusted and extended to form part of new Orangery roof structure
 - Internal (concealed) roof slopes to be re-laid with plain clay tiles to allow for potential future installation of solar panels
 - New and replacement wooden windows installed
- 3.4 Images of the proposed site layout, floor plans and elevations are provided below and show the amended scheme which forms part of this planning application.

Figure 3.1 – Proposed Site Layout



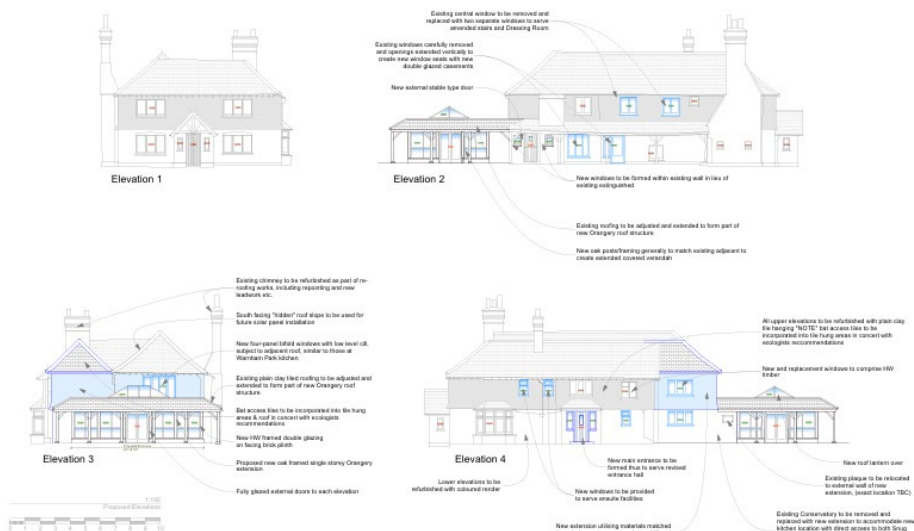
Figure 3.2 – Proposed Ground Floor Plans



Figure 3.3 – Proposed First Floor Plans



Figure 3.4 – Proposed Elevations



- 3.5 The pre-application advice confirmed that there was no objection in principle to the proposal; however, the key consideration would be ensuring that the quality of detailing preserves the integrity and character of the host building. To achieve this, the following information was requested:
- Details of the proposed roof lanterns
 - Details of the new windows, including glazing bar widths
 - Investigation into whether any historic features exist beneath the tile hanging where new windows are proposed
 - Relocation of the plaque at the end of the southern range to a more appropriate position on the building, reflecting the evolution of the property
- 3.6 The current application reflects the pre-application submission and proposes the following works as per the pre-application enquiry.
- 3.7 Ground floor improvements comprise, a new two-storey extension which at ground floor level will provide an enlarged kitchen, utility room, and larder, with the first floor accommodating a new en-suite serving the existing principal bedroom.
- 3.8 Internal improvements will include the construction of a shallower-pitched staircase, the conversion of the existing bathroom into a dressing room, the creation of new en-suite bathrooms within the existing bedrooms through the installation of lightweight stud partitions, and the installation of new external timber-framed windows to serve these rooms.
- 3.9 At ground floor level, the existing extension will be demolished and replaced with a new extension and adjoining orangery.
- 3.10 The existing Horsham stone roof will be altered and extended to form part of the new orangery roof structure, with the internal roof slopes finished in plain clay tiles to allow for the potential future installation of solar panels. Bat tiles have also been incorporated as recommended by the bat emergence surveys.
- 3.11 Bat surveys, as requested through the pre-application advice process, have been undertaken and are submitted as part of this application

- 3.12 The pre-application proposal included a glass house to be located within the curtilage of the dwelling, but the Officer advised that outbuildings could be constructed under Permitted Development as long as it meets the criteria, this therefore no longer forms part of the subsequent application.

4 PLANNING POLICY

4.1 The Development Plan for the site comprises the Horsham District Planning Framework (adopted 2015) and the Warnham Neighbourhood Plan (made 2019). The NPPF, Warnham Design Statement and Warnham Conservation Area Appraisal are material considerations.

4.2 The main policies of relevance are summarised below.

Horsham District Planning Framework

4.3 The Horsham District Planning Framework is now more than 5 years old and some of the policies which are most important for determining the application are out of date, however the following development control policies are considered to remain of importance.

4.4 Policy 1 states the Council will take a positive approach to considering development proposals that reflects the presumption in favour of sustainable development.

4.5 Policy 25 requires new developments to protect, conserve and enhance landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

4.6 Policies 25 and 31 require new developments to maintain and enhance the Green Infrastructure Network and the existing network of geological sites and biodiversity.

4.7 Policy 32 requires high quality and inclusive design for all new development based on a clear understand of the local, physical, social, economic, environmental and policy context.

4.8 Policy 33 sets out development principles in order to conserve and enhance the natural and built environment. These include making efficient use of land, avoiding unacceptable harm to neighbouring amenity, ensuring a high standard of design and layout which relates sympathetically with the built and natural surroundings, and using high standards of materials, finishes and landscaping. Developments should be locally distinctive and take into account relevant Design Statements and Character Assessments. Existing important landscape and natural features should be retained.

- 4.9 Policy 34 requires development affecting heritage assets to reinforce the special character of the historic environment, make a positive contribution to the character and distinctiveness of the area, and retain and improve the setting of heritage assets.
- 4.10 Policy 35 requires development to make a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets.
- 4.11 Policy 36 requires development to contribute to clean, efficient energy.
- 4.12 Policy 37 requires proposals to deliver sustainable design, including maximising energy efficiency, limiting water usage, encourage the use of natural lighting and ventilation and incorporating measures which enhance the biodiversity value of development.

Warnham Neighbourhood Plan

- 4.13 The Neighbourhood Plan is now more than 5 years old, and less weight can be attached to it where it presents conflicts with development proposals.
- 4.14 The following policies are however considered to be of relevance:
- Policy W1 seeks to focus development within the built-up area boundary and resist proposals outside of the boundary unless they conform with policies of the HDPF. This policy is considered to be out of date.
 - Policy W5 sets out design criteria for residential development. In particular such development should respect the landscape, valued views, the local streetscape, and heritage assets. High quality design must be demonstrated that is in keeping with the scale and character of buildings and layout in the area. Proposals must, where appropriate, provide adequate off-road parking; high quality boundary treatment; respect and protect the buildings and environment of the Conservation Area, listed buildings and other heritage assets; provide good pedestrian and cycle connections to the main services and public transport nodes; restrict height to a maximum of two storeys plus pitched roof unless clear justification exists; contain a proportion of single storey dwellings; and protect vehicular and pedestrian safety.

Parish Design Statement

- 4.15 The Warnham Parish Design Statement has been adopted as a Supplementary Planning Document. The Statement emphasises the need for care in planning, layout, design, and landscaping to ensure that new development sits well within the existing topography and is compatible with its neighbours.
- 4.16 The document provides guidance for new developments and details characteristics of the parish which are valued, as shown in Figure 4.1.

Figure 4.1 – Valued Aspects of the Parish

Parish characteristic	Design Guideline reference
Valued aspects	
Natural Environment	
• The substantially unspoilt nature of the parish	2.2
• Maintenance of the integrity of the traditional boundaries	3.1
• Landscapes – views, vistas and local treatments	
• Predominantly rural approach lanes; separation from the main roads by rural lanes	7.6
• Existence of public open space, greenery, woods and fields, farmland, parkland	4.1, 4.2, 4.3
• Easy access to footpaths and bridleways	5.2
• Flora and fauna	4.3
Built Environment	
• Listed buildings, Conservation Area and groups of historic buildings	1.1, 1.2
• Avoidance of ribbon development along lanes in recent developments	2.2
• Maintenance of physical separation between village and hamlets	2.2
• The traditional nature of the village with church, shops, school, open space, public houses, and village hall	
• Shopping facilities without a formal shopping parade	2.1
• Variety, individuality and diverse nature of architecture, housing, gardens and boundaries	3.2, 3.3, 3.6, 6.1, 6.2, 6.3
• Use of local materials and design features	6.2, 7.1, 7.4, 8.1, 8.2
• Restricted height of buildings	6.4
• Good examples of features such as windows, doors, lintels and chimneys	7.3, 7.4
• Absence of formal urban traffic devices such as formalised pedestrian crossings and traffic lights	9.6
• Allotments	4.1
Planning safeguards	
• Future housing locations limited by HDC planning policy to within the current boundaries of the built-up area	
• The parish safeguarded from major development until 2018 by HDC policy	

- 4.17 The document also lists features of the parish which are undesirable. These are shown in Figure 4.2.

Figure 4.2 – Threats and Concerns

Parish characteristic	Design Guideline reference
Threats and concerns	
Built environment	
• Urbanisation and over-development of the built environment	2.1, 3.4, 3.6, 6.1
• Inappropriate design, materials and features in alterations and developments	3.2, 6.5, 7.6, 8.3, 8.4
• Inappropriate dormer windows on street frontages	7.1
• Intrusive modern construction techniques	3.2, 6.3, 9.2
• Eco pressures: solar panels and wind turbines	10.2
• Overhead cables	10.1
• Prominent satellite dishes	1.2
• Waste bins on view from road	7.5
• Lack of pedestrian routes within the built areas	5.1, 5.2, 5.3, 5.4
• High fencing adjacent to footpaths	7.2
• Parking in front gardens	3.7, 3.8
• Excessive use of tarmac	8.5, 8.6
• Traffic	
• Traffic from new housing adding to the existing road network	3.5
• Road improvements and repair urbanising the street scene	9.1, 9.2, 9.3, 9.4, 9.5, 9.6
• Obtrusive communications masts	10.3
• Unmaintained open space	4.4
Other influences	
• Planned government relaxation of planning laws	
• Large-scale developments in neighbouring areas generating adverse local traffic effects	
• Changes in agriculture	
Future Considerations	
• The introduction of contemporary architecture to the parish	6.3

Warnham Conservation Area Appraisal and Management Plan (September 2020)

- 4.18 The document refers to the site as lying within 'Fringe 4' which comprises the 'generally well-integrated Conservation Area edge, abutting open green land'. There is intervisibility with the historic core and glimpsed views of the church tower.
- 4.19 The site also lies within the 'Church Street to Bell Road Character Area.'
- 4.20 The document states that it is essential that any development preserves or enhances the setting of any adjacent historic buildings and existing landscape features and trees, and the overall special qualities of the character area. Careful consideration must be given to the size, scale, urban grain, layout, design, massing, height, plot width, frontage activity, landscape, and materials in any such development

- 4.21 The document also specifically refers to Warnham Court Farmhouse and states that its gardens are the remaining evidence of its origin as a farmhouse. Its associated farm buildings have been demolished and replaced with the modern higher density development of Wyvern Place.

National Planning Policy Framework (2024)

- 4.22 Paragraph 11 emphasises the presumption in favour of sustainable development – approving development proposals that accord with the development plan unless specific harm clearly outweighs the benefits.
- 4.23 Chapter 11 encourages development within existing settlements, optimising existing land resources in a manner consistent with local character and context.
- 4.24 Chapter 12 (paragraphs 126–136) emphasizes the importance of high-quality, contextually sensitive design that reinforces local distinctiveness and enhances the sense of place.
- 4.25 Chapter 16 of the NPPF emphasises the requirement to “conserve and enhance the historic environment”, with planning decisions required to ensure that heritage assets – including Conservation Areas – are preserved or enhanced, and that any harm is justified and mitigated accordingly. The NPPF explicitly recognises local heritage lists. Locally listed buildings are treated as **non-designated heritage assets**, meaning their significance must be considered in planning decisions (NPPF Annex 2; also see Historic England guidance).

5 APPRAISAL

- 5.1 The main issues for the consideration of the proposals are considered to be as follows:

Principle of Development

- 5.2 The site lies entirely within the built-up area boundary where the principle of development is supported subject to material considerations.
- 5.3 The proposal has been designed with full regard to the relevant policies of the Horsham District Planning Framework, the Warnham Neighbourhood Plan, and the Warnham Parish Design Statement, as well as the guidance set out in the Warnham Conservation Area Appraisal and the NPPF. Collectively, these policies require high-quality, locally distinctive design that conserves and enhances heritage assets, respects landscape and townscape character, and integrates sensitively with the surrounding Conservation Area.

Design and Visual Impact

- 5.4 The proposed two storey rear extension would be a modest extension to the existing dwelling and would integrate off the existing roof slope. The proposed single storey orangery located to the rear would be subservient to the existing dwelling. The existing Horsham stone roofing would be adjusted and extended to form part of the new orangery structure. Both of the extensions would maintain subordinate massing and would preserve the existing street scene values.
- 5.5 The proposals avoid impacting key views defined in the Warnham Conservation Area Appraisal. With the extensions sited to the rear and situated within private grounds, it preserves public views and the Conservation Area's visual coherence.
- 5.6 In terms of materials and detailing, the use of local warm-toned brickwork, traditional Horsham stone or clay-hung tiles, and timber windows/joinery ensures materials resonate with the character of the Conservation Area. This aligns with HDPF Policy 34 which supports development that sustains and enhances heritage assets.

Impact on the Heritage Assets

- 5.7 A Heritage Statement has been prepared to inform the design process and is attached to this application.
- 5.8 The site lies within the Warnham Conservation Area, which is a designated heritage asset under the Planning (Listed Buildings and Conservation Areas) Act 1990. The property is also identified as a locally listed building, making it a non-designated heritage asset as defined by the NPPF (2024).
- 5.9 Chapter 16 of the NPPF places significant weight on the conservation of heritage assets. Specifically:
- Paragraphs 207–212 require that great weight is given to preserving or enhancing the character and appearance of designated heritage assets, including Conservation Areas.
 - Paragraph 216 requires decision-makers to consider the effect of proposals on the significance of non-designated heritage assets (such as locally listed buildings) and apply a balanced judgment having regard to the scale of harm and the asset's importance.
- 5.10 The Warnham Conservation Area Appraisal (2020) identifies the site as lying within Fringe 4 and the Church Street to Bell Road Character Area, where development is required to respect:
- The scale, form, massing, and layout of existing historic buildings.
 - The use of traditional materials such as local brick, Horsham stone, and timber joinery.
 - Key views and the verdant character created by boundary trees and landscaping.

- 5.11 The proposed development has been carefully designed following a thorough understanding of the site's heritage significance and wider Conservation Area context. The property, while locally listed as a non-designated heritage asset, retains an important relationship with the Warnham Conservation Area, identified in the Conservation Area Appraisal as contributing to the Church Street to Bell Road Character Area.
- 5.12 The scheme has been developed following a pre application submission to the Council to ensure that:
- The scale, massing, and form of the extensions remain subordinate to the host building.
 - The use of traditional materials and detailing reflects local distinctiveness and integrates harmoniously within the Conservation Area.
 - The setting, gardens, and key landscape features are preserved, maintaining the site's semi-rural character.
 - There is no harm to key public views or the visual integrity of the Conservation Area.
- 5.13 In accordance with NPPF (2024) paragraphs 207–212 and 216, HDPF Policy 34, and Warnham Neighbourhood Plan Policy W5, great weight has been given to conserving and enhancing heritage significance. Where limited change occurs, it has been sensitively managed to sustain and reinforce the property's contribution to the Conservation Area.
- 5.14 The proposal therefore represents a high-quality, heritage-led design that preserves and enhances the character and appearance of the Conservation Area and respects the importance of the locally listed building.

Impact on Residential Amenity

- 5.15 The site is well separated from the neighbouring dwellings to the degree that no harmful impact regarding overlooking, loss of light or loss of privacy would result.

Ecology and Biodiversity Net Gain (BNG)

- 5.16 A PRA was completed on 01/09/2025 by Leith Ecology and indicated that three emergence surveys between September and May were required.
- 5.17 Three dusk emergence surveys for bats were undertaken on 9 September 2025, 1 May 2026 and 24 May 2026 by a Class 2 bat licence holder (CL15, CL18, CL47) and 'BCT Competency Level 4' ecologist led the dusk emergence survey in line with best practice.
- 5.18 The following bat emergence events were observed during the dusk surveys:
- 9 September 2025 - A single common pipistrelle bat was observed emerging from the property approximately 13 minutes after sunset from beneath a hanging tile on the property's southwest aspect.
 - 1 May 2026 – A single common pipistrelle emerged from the southeast gable end from beneath exposed timber beam detail at approximately 22 minutes after sunset.
 - 24 May 2026 - A single common pipistrelle emerged from the southeast gable end from beneath exposed timber beam detail at approximately 34 minutes after sunset.
- 5.19 No further bats were observed exiting or entering the property. Multiple commuting and foraging bats were recorded during each survey in near vicinity of the property, with most activity occurring along the property's northern boundary. Four bat species were recorded during the survey identified through post survey sonogram analysis.
- 5.20 A European protected species licence will be required to disturb or remove the identified common pipistrelle day roost sites following planning approval.

Recommendation:

- installation of integrated bat features around the property to maintain current bat roosting opportunities including boxes and tiles.

5.21 As per the recommendation bat boxes and tiles are to be installed around the property and which have been included and noted on the proposed plans attached to this application.

5.22 The proposed development is a householder application and is therefore exempt from BNG.

5 SUMMARY

- 6.1 This planning application seeks permission for a sensitively designed remodelling of Warnham Court Farmhouse following pre-application advice from Horsham District Council.
- 6.2 The proposed development represents a well-considered and proportionate enhancement to an existing locally listed dwelling within the Warnham Conservation Area. The scheme has been carefully informed by the site's heritage significance, the surrounding character of the village, and pre-application discussions with Horsham District Council. The extensions and alterations have been designed to remain subordinate to the host dwelling, utilise appropriate traditional materials, and preserve the character and appearance of both the property and the wider Conservation Area.
- 6.3 The proposal would modernise and secure the long-term viable use of the dwelling whilst preserving its architectural and historic significance. The development would not result in unacceptable impacts on neighbouring residential amenity, highway safety, ecology, or the wider townscape. The application is therefore considered to accord with the relevant policies of the Horsham District Planning Framework, the Warnham Neighbourhood Plan, the Warnham Parish Design Statement, and the National Planning Policy Framework.
- 6.4 In light of the above considerations, it is respectfully requested that Horsham District Council grant planning permission for the proposed development

Appendix A

Pre-Application Advice



**Horsham
District
Council**

Clare Bartlett
Batcheller Monkhouse
Stratton House
57 Lower Street
Horsham
RH20 2AZ

Our ref: PE/25/0206
Your ref:
Officer: Halima Chowdhury
Email: Halima.Chowdhury@horsham.gov.uk
Tel: 01403 215059
Date: 9th January 2026

Dear Ms Bartlett

Location: Warnham Court Farmhouse Church Street Warnham Horsham

Details: Proposed extensions, alterations to the roof, erection of a glass house and parking area

Thank you for your recent enquiry regarding the above and my apologies for the delay in replying. I can advise as follows:

Warnham Court Farmhouse is located within the Warnham Conservation Area and is recognised as a locally listed building (non-designated heritage asset). The property fronts onto Church Street and due to its surrounding gardens is still appreciated as a former historic farmstead linked to the wider estate and set at the edge of the historic village core. The property therefore informs the historic and architectural character of the conservation area. The building exemplifies local vernacular building traditions, as illustrated by the roof covering in Horsham stone and has local historic and architectural interest.

The entirety of the proposed scheme would require planning permission, and any such submission would be considered against relevant policies of the Horsham District Planning Framework ('the HDPF'), the Warnham Neighbourhood Development Plan ('the WNDP') and the National Planning Policy Framework ('the NPPF').

Policies 32 and 33 of the HDPF seek 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.

Policy W5 of the WNDP relates to the design of development, requiring high-quality design that is in keeping with the scale and existing character of buildings and layout in the area.

In respect of being a locally listed building, the NPPF states that, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

There is no objection in principle to a single-storey side extension to this property and the key issue would be ensuring that the quality of detailing maintains the integrity of the host building. In order to achieve this the following would be recommended: -

- Details of roof lanterns should be provided as part of any application, to ensure they are appropriately sensitive to the character of the existing building.
- Details of new windows would be required, including the width of any glazing (i.e. slim line units) to ensure any joinery proportions were suitable to the building.
- In terms of the northern range, which is understood to be the older range, it would be suggested that where new windows are proposed that investigation is undertaken to understand whether there are any historic features hidden beneath the tile hanging.
- The plaque at the end of the southern range should be relocated on the building, to reflect the story of the building's evolution.

The enquiry is accompanied by a Preliminary Bat Roost Assessment which identified that the building has potential roost features suitable for bats and recommends the need for three emergence surveys. These surveys should be conducted prior to the submission of a planning application, with the results forming part of the application to inform the need (or otherwise) for a mitigation licence and to give the Local Planning Authority (LPA) certainty of the likely impacts upon European Protected Species.

All bat surveys should follow BCT Guidelines¹ / up to date government guidance and be completed by suitably qualified ecologists. All bat surveys are required prior to determination to allow the LPA to have certainty of likely impacts on European Protected Species. If bats are determined to be present and affected, then an EPS mitigation licence from Natural England may be required as a condition of consent.

In respect of the remaining elements of the scheme, it is possible that an outbuilding could be erected without the need for planning permission through permitted development rights. Planning Permission would not be required provided the following criteria are not exceeded:-

- No outbuilding can be placed forward of the front elevation.
- Outbuildings must be single storey with a maximum eaves height of 2.5 metres and a maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- An outbuilding cannot exceed 2.5 metres in height if sited within 2 metres of a boundary.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the "original house"* would be covered by additions or other buildings.

At this stage no details of the outbuilding dimensions have been provided, and it is not therefore possible to advise further on the above criteria. If there are any doubts in respect of the permitted development rights for outbuildings, it would be recommended that it be included as part of the same planning application as for the main house. There are no concerns in respect of the outbuilding, subject to it being sensitively designed and its inclusion in a planning application would not be expected to cause any delay / issue.

The new surfacing would not require planning permission providing that if the area covered by the hard surface exceeds 5 square metres that the surface is either porous or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse (i.e. surface water should not flow onto the highway). As with the outbuilding, if there are any doubts in this regard the new surface, which does not raise any concerns, could be included as part of the planning application. If included as part of the planning applications thought should be given to the finish of the new surface so as to reflect the setting of the property.

Other Considerations

The nature and extent of the extension / alterations would not be expected to result in unacceptable harm to neighbouring amenity. The side of the host dwelling is well screened and the proposal would protrude sideways beyond onto the existing courtyard area. There appears to be sufficient separation distance between the eastern neighbouring properties. This would be revisited as part of any planning application.

It would be recommended that the additional bat emergence studies be undertaken as soon as the season allows and that in the meantime the detailed design be finalised to reflect the above comments and the related requirements. Once this work is complete a householder planning application should be submitted to allow for public consultation and further consideration. If any issues arose as part of the application process it would be possible to discuss further prior to any decision being finalised.

I hope this is of some assistance. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/25/0206 in your submission.

Yours sincerely

Halima Chowdhury
Planning Officer