



Planning Statement

Amendment to previous approved application – DC/25/1488
(Single storey extension of Holiday Accommodation)

1 Birchwood Cottages, Shaw's Lane, Southwater

prepared by

WPS Planning

Planning Statement
1 Birchwood Cottages

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1.0 INTRODUCTION

- 1.1 WPS Planning has been instructed to submit a full application for an amendment to the previous approval DC/25/1488 to the extension of the existing building, previously converted to holiday accommodation. The proposed amendments includes an amendment to the northern elevation of the previously approved extension.
- 1.2 This statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policies and all other material planning considerations.

2.0 SITE AND SURROUNDING AREA

- 2.1 The site consists of previously converted barn, which was an agricultural building within the farm. The site lies at the southern end of Shaw's Lane. Neighbouring dwellings are located to the north and west of the site.
- 2.2 The site is located outside any defined the built-up area, however site is located a short distance from Southwater.

3.0 PLANNING HISTORY

- 3.1 The site has the following relevant planning history:
- DC/25/1488 - Erection of a single storey extension, together with the extension of the approved holiday let accommodation curtilage
- Approved
 - DC/20/2533 - Installation of a dormer window and balcony to south elevation with projecting beam, winch and trap door to balcony

floor below and installation of a dormer window to north elevation of holiday accommodation unit – Refused (Appeal Allowed)

- DC/20/1216 Variation of Condition 1 of previously approved application DC/15/0153 (Conversion of existing partly built barn and change of use of the barn to holiday accommodation) relating to the elevations plan - Refused
- DC/16/0247 Variation of Condition 1 of previously approved application DC/15/0153 to allow for the addition of a single storey side extension to facilitate a plant room and log store - Permitted
- DC/15/0153 Conversion of existing partly built barn and change of use of the barn to holiday accommodation - Permitted
- DC/13/0873 Retrospective application for construction of replacement barn - Permitted

4.0 THE PROPOSAL

- 4.1 The proposal would seek planning permission for an amendment to the previously approved application DC/25/1488, which related to a single storey extension of holiday accommodation. The proposal seeks to extend the northern elevation of the approved extension.

5.0 PLANNING POLICY

National Planning Policy

- 5.1 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan making and decision taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.

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- 5.2 Sustainable development is seen within the NPPF as having three roles, namely an economic, social and environmental role which should be a golden thread running through both plan making and decision taking.
- 5.3 The following sections within the NPPF (2024) are important factors in the assessment of the proposal:
- Section 5 – Delivering a sufficient supply of homes
 - Section 6 - Building a strong, competitive economy
 - Section 9 - Promoting sustainable transport
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed and beautiful places

Local Plan

- 5.4 In terms of the local planning policy context for the Application Site, the adopted Development Plan for the Horsham District is composed of the following relevant documents:
- Horsham District Planning Framework (HDPF) – Adopted November 2015.
 - Policy 1 - Sustainable Development
 - Policy 2 – Strategic Development
 - Policy 3 – Development Hierarchy
 - Policy 28 – Replacement dwellings and house extensions in the Countryside
 - Policy 32 – The Quality of New Development
 - Policy 33 – Development Principles
 - Horsham District Local Plan (2023-40) (Regulation 19)
 - Policy 1 - Sustainable Development
 - Policy 19 - Development Quality

- Policy 20 – Development Principles
- Southwater Neighbourhood Plan
 - Policy SNP16 – Design

6.0 PLANNING ASSESSMENT

Proposal

- 6.1 The proposed development comprises an enlargement of the single storey extension to the existing barn conversion, which was approved for holiday accommodation.

Principle

- 6.2 The site is located outside of the built-up area (BUA) of Southwater, however extensions to existing building are considered acceptable in principle.
- 6.3 Policy 28 of the HDPF states that extensions in the countryside should be of an appropriate scale, siting and design and regards to the countryside setting and the existing building.
- 6.4 The existing dwelling is not a Listed Building, nor is it situated within a Conservation Area. The proposal marks a more efficient use of the land which is in keeping with its surroundings and would also provide additional housing in the area.
- 6.5 The site does not lie within a flood risk area. There are no tree preservation orders within the site. There are no ecology concerns with the site.

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- 6.6 It is therefore considered that the principle of development in this location is acceptable as complying with Policies 28, 32 and 33 in the HDPF (2015) and the NPPF.

Design & Impact upon the Character of the Area

- 6.7 The NPPF sets out at paragraph 131 that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development. Paragraph 132 sets out that it is important to plan for the achievement of high-quality design and inclusive design for all developments.
- 6.8 Policies 32 and 33 of the HDPF set out the Council's criteria in respect of the quality and design of new development. Policy 32 states "High quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development".
- 6.9 Policy 33 states that in order to conserve and enhance the natural and built environment, developments shall be required to ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.
- 6.10 The previous application (DC/25/1488) was approved for a single storey extension to the holiday accommodation. The current proposal seeks to amend the approved extension to include a catslide roof on the northern elevation.
- 6.11 The proposal seeks to retain the same footprint as the original submission, however in order to previous concerns of the bulk, the roof on the northern would be in the form of the catslide. In addition, the proposed roof amendment would create a similar design to the main building, therefore providing a connection to the former agricultural building. This has created a simple agricultural barn type

structure, as a reflection to the main buildings former use and its surroundings. As such, this has resulted in a sympathetic addition, in keeping with the countryside location and agricultural use.

- 6.12 Therefore, the proposal would be of a high quality design and there is no conflict with the requirements of HDPF policies 28, 32 & 33 or the intentions of the NPPF as described.

Neighbour Amenity

- 6.13 Policy 33 of the HDPF states “In order to conserve and enhance the natural and built environment developments shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development”.
- 6.14 The previously refused application raised no concerns in terms of neighbour amenity impact, given the significant separation gap along from the nearest neighbouring dwelling. As such would not cause any loss of amenity, in terms of loss of privacy, light or overshadowing.
- 6.15 Therefore, the proposal would not cause any impact upon the amenities of the host dwelling and nearby neighbouring dwellings. As such, the proposed dwelling would comply with Policy 33 of the HDPF and the aims of the NPPF.

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7.0 CONCLUSION

- 7.1 Following the previously approved application, the proposal has been designed to provide a sympathetic amendment, whilst having regards to the surrounding area in respect of design and neighbour amenity.
- 7.2 It is considered that the reduction in the overall bulk of the building and the roof design contribute positively to the character and appearance of the existing building and the surrounding countryside, as such is a sympathetic and proportionate addition.
- 7.3 In taking all matters into account, it is considered that the proposal would result in a sympathetic and inclusive addition to the locality, which would respect the scale and character of the area. Therefore, it is respectfully requested that the application is approved.