

Design and Access Statement – DAS-01

Proposed Change of Use of Existing Garage to Residential Accommodation
High Bisham, Springfield Lane, Colgate, Horsham, West Sussex, RH12 4TA

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the conversion of an existing domestic garage to residential accommodation, ancillary to the main dwelling at High Bisham, Springfield Lane, Colgate, Horsham, West Sussex, RH12 4TA.

The proposal seeks to make efficient use of the existing built form, improving the functionality of the dwelling without extending its footprint or causing harm to the character of the area or residential amenity.

2. Site and Surroundings

The application site comprises a detached domestic garage forming part of the residential curtilage of a detached property within an established residential area of Horsham District.

The surrounding area is predominantly residential/farming in character, consisting of similar dwelling types with associated garages and parking provision.

3. Proposal

The proposal involves:

- The **change of use** of the existing garage to habitable accommodation;
- Internal alterations only, with no increase in footprint, height, or volume;
- Replacement of the existing garage door with a window and wall designed to match the appearance of the host dwelling;
- The converted space will remain incidental to the main dwelling.

The proposed accommodation will be used as accommodation for our adult special needs son.

4. Design

Amount

The proposal does not increase the size of the dwelling and makes use of existing floor space only.

Layout

The internal layout has been designed to provide functional, well-lit accommodation that integrates with the existing dwelling.

Scale

As no external enlargement is proposed, the scale of the building remains unchanged.

Appearance

External alterations are minimal and limited to the former garage opening. Materials will be selected to match or complement the existing dwelling, ensuring visual continuity and preserving the character of the street scene.

5. Access

Vehicular Access and Parking

The proposal does not alter existing vehicular access arrangements. Sufficient off-street parking will be retained within the site curtilage to serve the dwelling in accordance with local guidance.

Pedestrian Access

Pedestrian access will continue to be provided via the existing entrance to the dwelling.

6. Residential Amenity

The proposed conversion will:

- Not result in overlooking, loss of privacy, or overbearing impact on neighbouring properties;
 - Provide an acceptable standard of accommodation for future occupiers;
 - Not increase noise or activity levels beyond those typical of a single dwelling house.
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7. Sustainability

The proposal supports sustainable development by:

- Re-using an existing structure;
 - Minimising construction waste;
 - Avoiding unnecessary land take;
 - Improving the long-term adaptability of the dwelling;
 - Improving the insulation and sustainable of the property.
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8. Planning Policy Compliance

The proposal accords with the National Planning Policy Framework, Horsham District Planning Framework, and relevant Supplementary Planning Documents, particularly those relating to:

- Sustainable development;
 - Quality of design;
 - Householder alterations;
 - Residential amenity.
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9. Conclusion

The proposed garage conversion represents a modest and appropriate form of householder development, making efficient use of existing built form while preserving the character of the dwelling and surrounding area.

The proposal raises no adverse impacts in terms of design, access, parking, or amenity and is therefore considered acceptable in planning terms.