

Planning Statement – PS -01

Householder Application – Conversion of Existing Garage to Residential Accommodation:
High Bisham, Springfield Lane, Colgate, Horsham, West Sussex, RH12 4TA

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the change of use 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 improve the functionality of the existing dwelling through the efficient re-use of an existing structure, without extending the building footprint or causing harm to the character of the area or neighbouring amenity.

2. Site Description

The application site comprises a detached dwelling located within an established residential area of Horsham District. The garage forms part of the residential curtilage and is detached to the main dwelling.

The surrounding area is predominantly residential/farming in character, consisting of similar properties with associated garages, parking areas, and private gardens.

3. Description of Development

The proposal involves:

- The conversion of an existing garage to habitable accommodation;
- Internal alterations only, with no increase in footprint, height, or volume
- Replacement of the garage door with a window and wall to match the appearance of the dwelling;
- The converted space remaining incidental to the main dwelling, with no creation of a separate or self-contained unit.

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

4. Planning History

There is no relevant planning history affecting the application site.

5. Planning Policy Context

The proposal has been assessed against the National Planning Policy Framework (NPPF), which promotes:

- Sustainable development;
- Efficient use of land and existing buildings;
- Well-designed places.

The proposal accords with these objectives by re-using existing built form without encroaching into undeveloped land.

Local Planning Policy

The development has been considered against the Horsham District Planning Framework (HDPF) 2015, including:

- Policy 1 – Sustainable Development
- Policy 32 – Quality of Design
- Policy 33 – Development Principles
- Policy 40 – Transport

The proposal represents modest householder development within an established residential area and complies with the above policies.

Supplementary Planning Guidance

The proposal accords with:

- Horsham District Council Design Guide SPD
- Residential Extensions and Alterations SPD
- Parking SPD

The conversion respects the character of the dwelling, maintains acceptable living conditions, and provides appropriate parking arrangements.

6. Design and Character

The proposal does not involve any enlargement of the dwelling. External alterations are minimal and limited to the former garage opening. Materials and detailing will match the existing property, ensuring the appearance of the dwelling and the wider street scene is preserved.

The development is therefore considered to comply with local design guidance and will not result in visual harm.

7. Residential Amenity

The proposed conversion will not result in:

- Loss of privacy;
- Overlooking;
- Overshadowing;
- Noise or disturbance beyond that typically associated with a single dwelling.

The development will provide a satisfactory standard of accommodation for future occupiers and will not adversely affect neighbouring properties.

8. Highways and Parking

The proposal does not alter existing access arrangements. Sufficient off-street parking will be retained within the site curtilage to serve the dwelling in accordance with local parking standards. The development is not expected to result in any adverse highway safety impacts.

9. Permitted Development Considerations

While garage conversions can often be carried out under Permitted Development rights, this application has been submitted to ensure clarity and certainty, particularly in relation to parking provision, planning conditions, and confirmation of lawful use.

10. Conclusion

The proposed conversion of the existing garage to residential accommodation represents a modest and appropriate form of householder development.

The proposal:

- Makes efficient use of existing built form;
- Preserves the character and appearance of the dwelling and surrounding area;
- Safeguards residential amenity;
- Complies with national and local planning policy.

The development is therefore considered acceptable in planning terms, and approval is respectfully requested.