

Planning Statement

Full Planning Application for the retrospective change of use of existing double garage to a one-bedroom detached dwelling.

*“Oak View “
16a The Quadrant
Keymer
Hassocks
BN6 8BP
West Sussex*

Site and surroundings

The site was originally occupied by a pitched roof double garage which received planning approval for it to be converted into a holiday let.

The area is a built-up part of Keymer with The Quadrant being predominantly single storey detached dwellings set in a semi - rural setting.

The Quadrant is set off Ockley Lane a main link road between Hassocks and Burgess Hill.

The size of the plot is approximately 200m sq.

The Quadrant itself is a residential area with only minimal traffic movement which is usually residents of the road itself and Fir Tree Way / Parkside which lead off The Quadrant.

The site itself is within walking distance of the main shops located within the high street of Keymer and access road of the B2116 or B2112 and the A273 which provides bus links to other larger towns. Hassocks train station is within close proximity which provides links to London, Brighton and other large towns.

There are large supermarkets within several miles of Keymer the nearest being located on the outskirts of Burgess Hill which is within approximately 3 miles of the site.

Keymer / Hassocks itself has good amenities for families having shops, schools, community centres, playgroups, and access to the countryside with public bridleways.

The park areas have all been upgraded over the years as the area has been developed by larger house builders forming small estates one of the most recent being Flowers Close off Oakley Lane

Historic Planning Applications

DM / 21 / 1212 / Discharge of conditions 5, 8 and 9. – approved

DM / 20 / 3160 / FUL Proposed change of use – conversion of existing double garage into one bedroom holiday let. Approved

DM / 19 / 2946 / FUL Extension to double garage to form 1 bedroom dwelling. - refused - planning appeal – dismissed

DM / 14 / 01342 / FUL Detached pitched roof double garage – approved

DM / 11 / 1960 / FUL Detached 1 bedroom bungalow – refused

Dm / 10 / 03978 / FUL Detached 2-bedroom bungalow – refused

DM / 07 / 02894 / FUL Detached pitched roof double garage – approved

Existing Use :-

The existing garage was only used to store vehicles long term and occasionally the surrounding area became overgrown at times.

The garage was then converted into a holiday let but was never let on that basis, so it was decided to rent the property to a single occupant on a short-term basis.

Proposed use :-

The client tried to let the building as its approved use but after several months it was apparent that it was not financially viable and was subsequently let to an individual that was at the time between house moves, so a short term let was agreed.

The neighbour to the east was contacted regarding this and they were much more pleased with the scenario as they then knew who was supposed to be living there and didn't have the worry of the occupiers constantly changing and with the added concern that there would be groups of people renting the property. A letter of support is also added with the application documentation.

The planning application is for a retrospective change of use from a use class E to C3 dwellinghouse.

Layout

The layout of the property is to remain as approved as a holiday let accommodation featuring an open plan kitchen / living area, separate bedroom and shower room. The living room has doors that lead out onto a decked patio area covered by a timber Pergola with the remaining area laid to lawn.

Existing amenities

The existing holiday let already provides, off street parking, a small outside area, bin / recycling storage, secure cycle store and approved soft and hard landscaping. No alterations are required to comply with the requirements of a single person dwelling.

Appearance

The existing approved appearance has subsequently changed from having a facing brick appearance to a smooth painted render, this work was carried out as the salt staining occurred and it was felt that a more pleasant appearance would be a painted render.

Another addition from the approved drawing was the erection of a timber pergola covering a new decked outside area.

All other finishes have already been approved from the conversion from an existing garage to a holiday let accommodation.

Access

The current access pathway and main entrance door comply with current disabled access requirements.

Conclusion

The existing garage became somewhat unsightly in the summer months when the wild vegetation became overgrown.

The holiday let conversion appeared to be an acceptable compromise of the usage however this became clear that it was un-lettable for that use and was left empty for several months.

The neighbour also had concerns regarding the property generating more pedestrian and vehicle traffic.

After several month of being unoccupied an offer was placed by somebody between house moves to let the property on a short-term monthly basis, this was agreed with the owner.

The owner subsequently started to pay council tax for the property as a dwelling.

It appears that the property will obtain a much higher usage as a rentable one-bedroom dwelling and that usage will sit better within its locality being surrounded by residential bungalows / houses.

It is for the above reasons it is considered that a full C3 use would be more acceptable to residents and secure a more neighbourly environment.

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