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Proposed Pergola at
2 Horsgate Rise, Cuckfield

Planning Statement

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1. INTRODUCTION

1.1. This brief Planning Statement has been prepared by the applicant to provide some background information related to a Householder Application for a freestanding pergola at 2 Horsgate Rise, Cuckfield, Haywards Heath, West Sussex, RH17 5SQ.

1.2. The need for planning arises due to the removal of Permitted Development rights at the Hanlye View development on Hanlye Lane, Cuckfield. Condition 21 of the consent for the scheme states:

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended in the future, no enlargement, improvement or other alteration of the dwelling house, whether or not consisting of an addition or alteration to its roof, nor any other alteration to its roof, shall be carried out, (nor shall any building or enclosure, swimming or other pool be provided within the curtilage of the dwelling house) without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site and to preserve the appearance and character of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy CNP1 of the Neighbourhood Plan.

1.3. The proposed pergola represents a building or enclosure within the curtilage of the house, and so requires planning consent.

PRE-APPLICATION PROCESS

1.4. Although a formal pre-application process has not been undertaken for this proposal, this is because other neighbours at the Hanlye View development have already completed a variety of different planning applications for additional garden outbuildings on the site. As there is a healthy level of community spirit on the small development, they have shared their pre-app information and planning permissions with us.

1.5. On this basis, we considered that there was unlikely to be anything additional to be gained from a further pre-app process for a garden outbuilding on the site, and that we already had a clear understanding of the issue that were likely to be of concern to the planning authority.

1.6. In particular, we have noted from previous planning processes across the Hanlye View site that:

- planning permission is required for the development of a pergola as a result of the condition.
- a householder application form would need to be submitted to apply for planning permission.
- the relatively modest scale of the proposal, and the very limited locations from which it will be visible means that planning impacts will be low.
- similar proposals have not proven problematic or contentious so long as they are in keeping with the development in terms of the materials used and do not result in over-development.

SUBMISSION MATERIAL

1.7. In addition to this Planning Statement, the submission also comprises the following plans:

- 1:1250 scale Location Plan
- Existing Site Layout Plan
- Proposed Site Layout Plan

- Elevations and drawings of the proposed pergola showing the proposed dimensions

2. DEVELOPMENT PROPOSALS

- 2.1. The proposed development scheme comprises an aluminium framed pergola, rectangular in configuration and located to the west of the existing house at 2 Horsgate Rise, Cuckfield. The pergola would be placed on a purpose-built patio area, which would itself be finished with Ivory porcelain tiles to match the existing patio areas at the house with some areas of gravel or Cotswold buff chippings.
- 2.2. The pergola proposed would be a proprietary modular structure, measuring no more than 4.0m wide x 3.0m deep. It would not be more than 2.55m tall. An image of a similar pergola is shown below:

Figure 2.1 – Generic image of 4.0m by 3.0m pergola with aluminium frame and finished in anthracite



- 2.3. The pergola would be located close to the rear close boarded fence of the property, and would have a louvred panel to the rear. The two sides and the front would have pull-down mesh screen or blinds to allow the pergola to be enclosed.
- 2.4. This particular finish to the pergola – anthracite, has been selected as this would represent a very close match to the finish of the doors and windows of the houses on the development, and also of the various garden rooms provided in some of the properties – including at No.4 Horsgate Rise immediately next door. This is considered to be the most sympathetic and appropriate material, which will ensure that the pergola blends into the setting of the house and the wider development.
- 2.5. The pergola would not have any visible external guttering, and the roof would be louvred to allow the slats to be opened to allow more light in or to shade the area under the structure completely.

The louvres to the roof would not extend beyond the width of the beams around the top of the pergola, and so this action would not be visible from any elevation.

PERGOLA LOCATION

- 2.6. The pergola is located at the far end of the garden, furthest from the house, adjacent to the western and southern boundary fences. As such, the area of land where the pergola will sit is not especially over-looked, and would have very limited visibility from any public vantage point.
- 2.7. The pergola would be visible from the upstairs windows of the neighbouring houses, at Nos 4 and 6 Horsgate Rise, but only at an oblique angle from these windows. The occupiers would have to be purposely looking into our garden to see the pergola. However, it would be a visible structure in the garden, in the same way that the Garden Room provided at No.4 Horsgate Rise is visible to ourselves and from No.6.
- 2.8. We would contend that neither the existing garden room nor the proposed pergola would be either unexpected or dominant features within the views from the neighbouring homes, and only from upstairs in any event.
- 2.9. Between No.2 and No.4 Horsgate Rise there is a public footpath ("the Twitten" on the Hanlye View planning drawings), and this increases the separation between the two properties, and, in this case, introduces a gap of approximately two metres between the boundary where the pergola would be located and the garden fence to No.4 Horsgate Rise. We consider that this further removes and mitigates any visual effects of the pergola, even though it would be taller than our garden fence.
- 2.10. The pergola would be no more than c.0.75m taller than the garden fence (the fence is nominally 1.8m and the pergola would be no taller than 2.55m). This would mean that the top of the pergola would be visible from the access road into Horsgate House and Horsgate Mews and the other properties served from this access road.
- 2.11. However, there is no footpath on the eastern side of this access road, only on the western side, furthest from our property. Hence, any potential views of the pergola for people walking along the road would be from the far side of the road. However, it is also clear that the existing hedge and planting on the verge of the Horsgate House access road is substantially taller than the pergola would be.
- 2.12. The photograph below is taken from the footway on the western side of the access road, and shows that the pergola would be completely obscured from the view of pedestrians on the access road. The hedge would also obscure the view from the property on the western side of the access road (which is a residential home which we understand is owned by West Sussex County Council), apart from a small upstairs window which overlooks the access road and our garden.
- 2.13. We believe that the distance from our property to any vantage point and to the property on the western side of the access road, together with the substantial existing hedge on the verge would significantly reduce the visual noticeability of the pergola, and would mean it had little effect on the perception of users of the street – even though our garden at this point is slightly higher than the access road.
- 2.14. The proposed location of the pergola would be completely hidden from is shown in the figure below:

Figure 2.2 – Photo from footway on access road, showing location of pergola obscured by existing hedge on access road verge (n.b. fence temporarily removed to allow tree removal works)



REASONS FOR THE PROPOSED PERGOLA

- 2.15. The householders are keen to ensure that they are able to use the entirety of the property for the benefit of themselves and their family. The pergola would add an important element of covered outside space for socialising, entertaining and to enjoy the garden amenity without being wholly tied to the vagaries of the weather – whether in the hottest of summers, or when there is some rain.