



## **Planning Statement – Permission in Principle Application**

**Site Address:** Hurst House, Common Road, Copthorne, RH10 3LG

**Proposal:** Permission in Principle for the development of 3 to 4 residential dwellings (including the existing dwelling)

This application seeks Permission in Principle for the development of 3 to 4 dwellings on the land at Hurst House, including the retention of the existing dwelling.

The site is considered suitable for modest residential intensification due to its favourable characteristics:

- Established and safe vehicular access
- Generous separation distances to preserve the amenity of future and neighbouring occupants
- Opportunities for new planting to enhance privacy and contribute positively to the local landscape
- Sufficient space to provide private gardens for each proposed dwelling
- On-site provision for off-street parking in line with local guidance
- A naturally sloping topography that supports straightforward and sustainable drainage solutions

The proposal supports the delivery of much-needed housing in the area. As highlighted in Paragraph 11 of the National Planning Policy Framework (NPPF), planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this case, there are no known adverse impacts associated with the proposal.

The site offers a sustainable and logical opportunity for small-scale residential development, with minimal effect on local character and infrastructure. Accordingly, the principle of development should be supported.

