

PLANNING STATEMENT

Outbuilding in rear garden of 33 Hurst Road, Hassocks, BN6 9NL

Introduction

This document in support of a Lawful Development Certificate application sets out the design and access principles for the construction of a single storey outbuilding in the rear garden of 33 Hurst Road. The purpose of the Planning Statement is to show how the outbuilding meets Permitted Development regulations.

Context

No 33 Hurst Road is a detached house located on the southern side of the road in the countryside between the built up areas of Hurstpierpoint and Hassocks. The site lies close to the line of a Roman Road, and within the WSCC Archaeological Notification Area and within the WSCC Minerals Safeguarding Area of soft sand.

Heritage

Hurst Road runs adjacent to an ancient thoroughfare of primarily Roman construction and is therefore of archaeological significance between the historic villages of Hurstpierpoint and Ditchling. The existing road and ancient thoroughfares are built on or closely adjacent to a naturally occurring sandstone ridge running east to west. Parts of ruins from the Roman Road can be found in many of the gardens of the houses that lie to the south of Hurst Road. Neither the Applicant or the Agent are aware of any features of archaeological significance or any other heritage assets in the immediate area that could have any impact upon the decision for the scheme as proposed. The Local Planning Authority shall be informed in writing immediately of any items of archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artefact and the site where it was found.

Design

The proposed outbuilding would be located at the end of the rear garden, and would be finished in cedar cladding. Due to its form, it would appear as a garden storage room, which is an appropriate addition to a garden in principle. Policy DP26 in the District Plan and Policy 9 of the Hassocks Neighbourhood Plan seek to ensure that domestic developments are well designed and reflect the distinctive character of their locality. The proposed outbuilding has a contemporary design and uses high-quality external materials complementary to the existing dwelling. It would not be visible in the wider public realm due to its location at the end of the rear garden, and would therefore not harm the appearance of the site.

Use

The outbuilding will be used as a workshop and is planned for use incidental to the enjoyment of the existing property.

Scale

The footprint GIA is 23.35m² which is in proportion to the property's rear curtilage of 1,036.42 m². The garden is of a sufficient size to accommodate a separate outbuilding without restricting the usefulness or quality of the open space or garden and the development would not result in a significant loss to the private amenity area. The outbuilding would clearly be subservient to the main dwelling.

Layout

The proposed outbuilding will be installed behind the existing outbuilding which was approved in 2021 (DM/21/0748). Doors and fixed windows will face north and west into the existing garden. The outbuilding will be 2.5m high at the front, falling to 2.4 at the rear, 6.8m wide, 4.4m deep with a 1.1m x 4m cut-out. It will be positioned 300-500mm from the boundaries to the left (east) and 300-500mm from the rear boundary to the south.

Appearance

The siting, scale, height, form, details and building materials have all been carefully chosen paying special attention to the desirability of preserving or enhancing the character or appearance of the area.

Foundations

The proposed foundations are ground screws. Ground screws do not require the digging trenches or holes, and once installed the ground screws provide a bearing to support the building. They are easy to install and move if a site needs to be adjusted due to an unforeseen discovery or for better support.

External materials

Cladding: Cedar (front and right), Corrugated Sheet (left and rear)

Roof: EPDM rubber

Doors: 1500(w) x 2100(h) (mm) French doors with 600(w) x 2100(h) (mm) sidelights

Windows: 800(w) x 2100(h) (mm); 1400 (w) x 500 (h) (mm)

Landscape

No trees or shrubs will be removed or affected by the proposal.

Access: No vehicular or pedestrian access arrangements will be altered or affected.

Site amenities: The outbuilding will share all services, access, parking and gardens with the main dwelling. Electrical connections will run from the existing supplies. Waste and recycling will be deposited in the existing bins.

Neighbour amenity: The outbuilding will not impinge on the neighbouring residential buildings or local surroundings. It has been sited and sized to respect the setting, location and neighbours.

Conclusion

The proposed outbuilding meets the conditions of Permitted Development. It is not over 2.5m high within 2m of a boundary; is not to be built in the garden of a flat, listed building, national park or Conservation Area; could not be considered separate, self-contained living accommodation; does not take up more than 50% of the garden, and is not built to the front of the property. The construction of the outbuilding is intended to be non-detrimental to the local neighbourhood where there are a number of existing garden rooms of various sizes. It has been designed to be unobtrusive to the property and surrounding residential buildings.

Outbuilding design:

