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THE SUN HOUSE
Lawful Development Application
January 2025

B A U
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5.1 Conclusion

1.0 Introduction

This document has been prepared to accompany the application for Lawful Development for the proposed work at The Sun House, Highbrook Lane, West Hoathly, RH19 4PJ. This document has been produced on behalf of our clients, the owners of the application site.

1.1 Brief Description

Site Address: The Sun House, Highbrook Lane, West
 Hoathly, RH19 4PJ, UK

Borough: Mid Sussex District Council

Existing:

The Sun House is a family home with approximately 0.73 ha of land. The property includes three buildings: the main house, a garage and a shed.

Proposal:

The proposal consists in the erection of a new one storey garden building in place of the existing shed.



Fig.1.0
The Sun House Elevation from Highbrook Lane.

2.0 Application Site and Setting

2.1 Location and Context



The site lies on the south-east side of the small village of West Hoathly, in the Mid Sussex district of West Sussex.

The property is not listed and the site does not sit in the West Hoathly Conservation Area.

The site is located in flood zone 1, an area with a low probability of flooding.

Fig.1.1

Aerial showing the location of The Sun House, orientated north.

2.2 Historic Context

West Hoathly has Anglo-Saxons origins and means “heath clearing”.

The village was already settled by the 11th century, when St Margaret’s Church was founded.

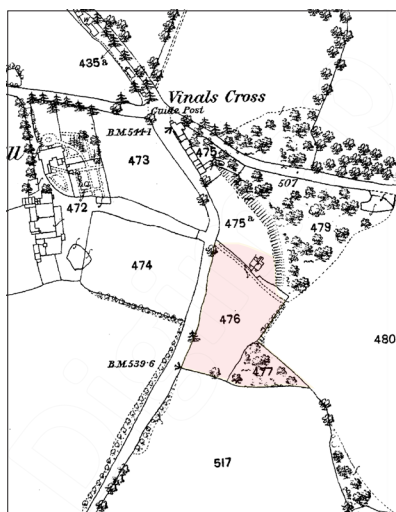
In the 15th and early 16th century, open-hall houses were built along what was knows as “The Street”. Of these, “the Priest House”, “Combers” and “The Cat Inn” remain.

Looking at historical maps available, it seems that “The Sun House” site was hosting a building from the end of the 19th century (refer to Fig. 1.2 in the next page).

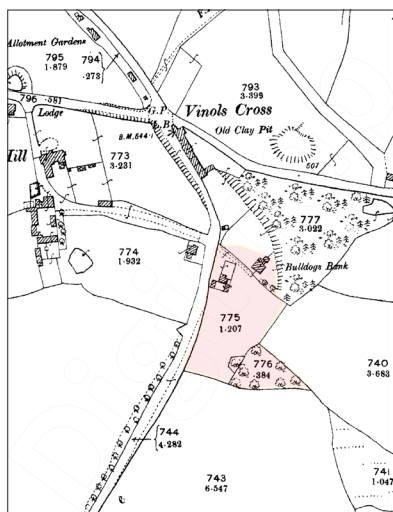
The building was located to the northern part of the site, in correspondence to where the garden shed is.

Before being called “The Sun House”, the property was called “Bulldogs Bank” and it was an hostel. The hostel was funded by Foster Parents Plan, now Plan International USA and it was, in 1945, the home to six orphans, rescued from Concentration Camp and whose parents had been killed in gas chambers.

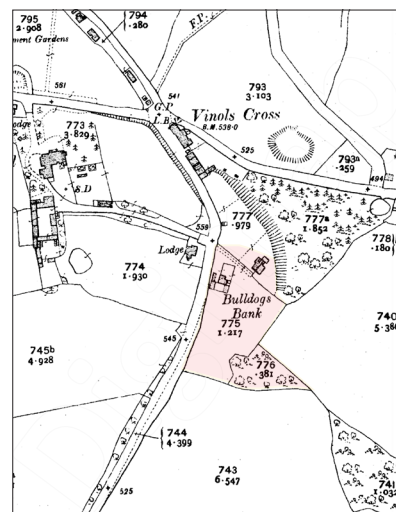
The current main building and the garage were already there in the 1950s plan configuration. The “Bulldogs Banks” building to the north of the site was demolished between the 50s and the 60s. The plan from the 1960 calls the property “The Sun House” which presume is the time where the property became a private home. The garden shed is the only building left on the north part of the site after the demolition of the “Bulldogs Banks” building.



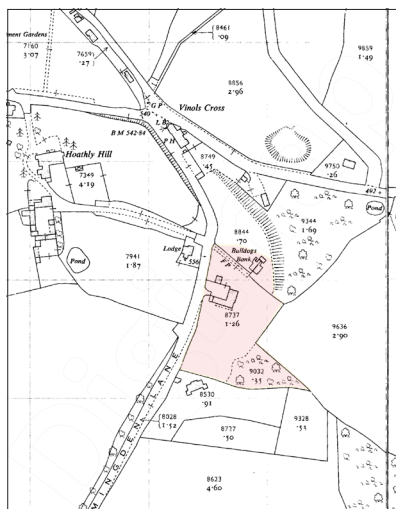
1870



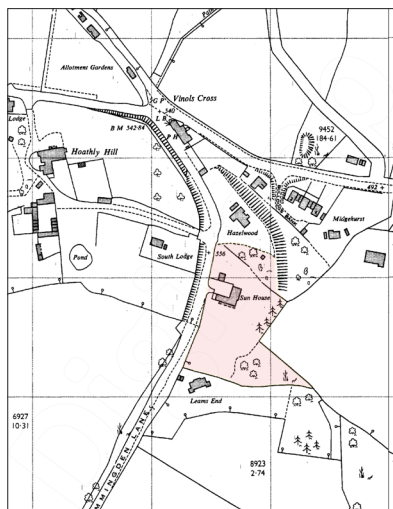
1890



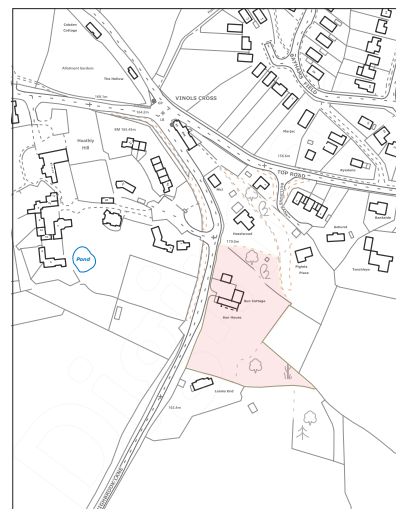
1910



1950



1960



2005

Scale 1:1800

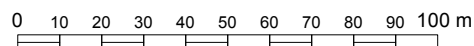


Fig.1.2
Maps of The Sun House from 1870 to 2005 (from top down). Site in red.

2.3 The Property: Existing Condition

The Sun House property occupies 0.73 ha of land and includes three buildings: the main building/ the family house, a garage and a garden shed (refer to Fig. 1.3 in the next page).

The Family house

The main building of the Sun House is a 6 bedrooms 4 bathrooms family home. The property is approximately 320sqm and spans across two floors.

The first storey has exposed bricks painted white or is rendered white. The second storey has hanging tiles cladding, creating a seamless divide between the roof and the white fascia of the ground floor.

The roofs are pitched and made of clay tiles.

Timber is used as a material for windows and doors.

A colonnade on the south side provides a portico shelter on the ground floor and creates a terrace for the first floor bedrooms.

The Garage

A garage sits to the north side of the main building.

The building uses similar materials to the house, with bricks painted white in the façades and clay tiles in the roof.

The Garden Shed

The garden shed located to the north part of the site is a simple brick building with a pitched roof.

The external bricks are exposed and the roof is tiled.

The building is not insulated internally and bricks are exposed and painted white.

A timber door to the south side provides access to the 7.1sqm garden shed.

Two small timber four panes windows are located to the north and east elevations.

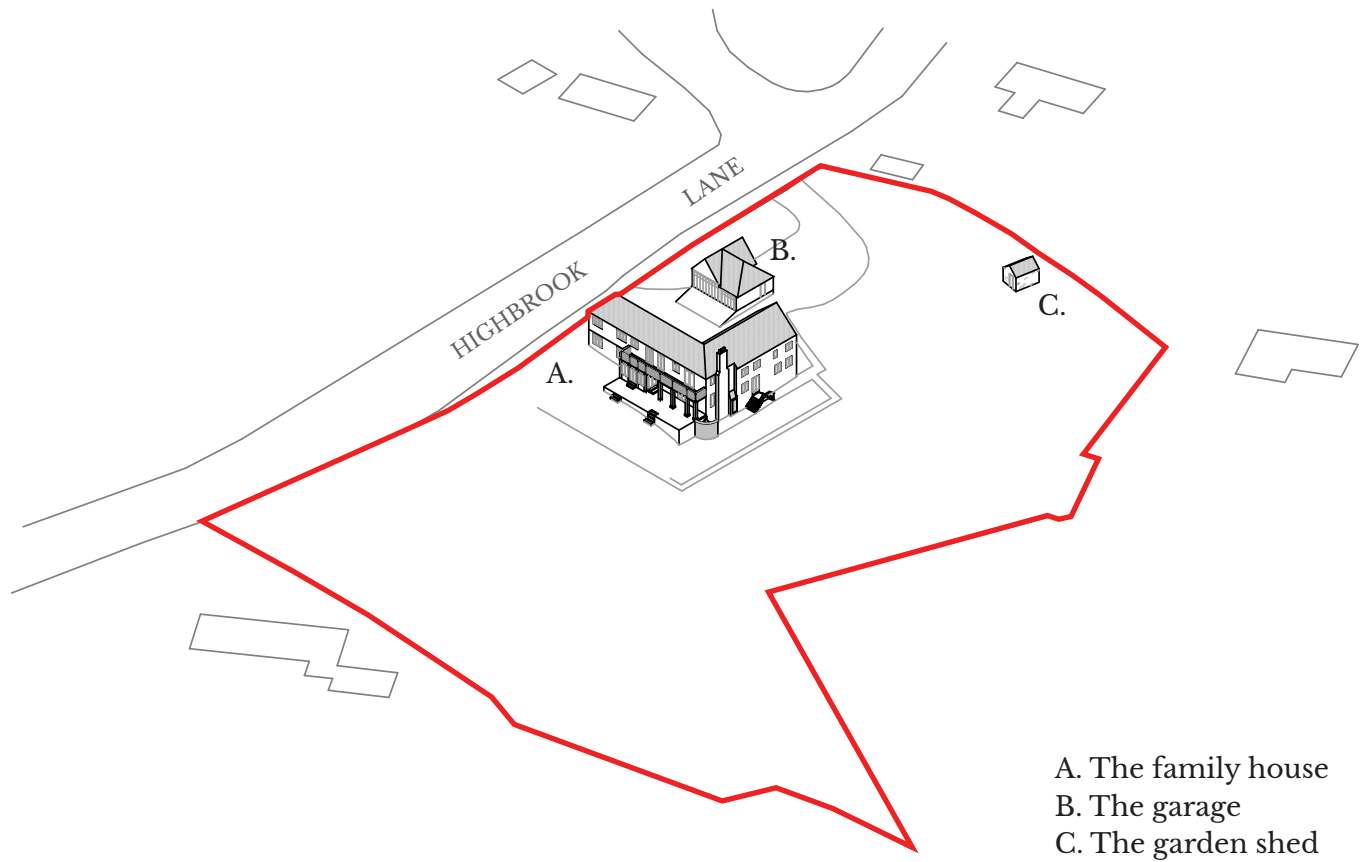


Fig.1.3
Aerial view of the The Sun House. Site highlighted in red.

3.0 Method Statement and Drawings

Within the context set out thus far, this section will describe the proposal and present the existing and proposed drawings.

3.1 Overview

The proposal consists in a new garden studio within the curtilage of The Sun House property.

The building will be sitting on the north side of the land, where the old cluster of buildings of the “Bulldogs Bank” used to be (please refer to chapter 2.2) and where the garden shed currently is.

We propose to demolish the garden shed, to create a new garden outbuilding to accomodate the need of the new owners.

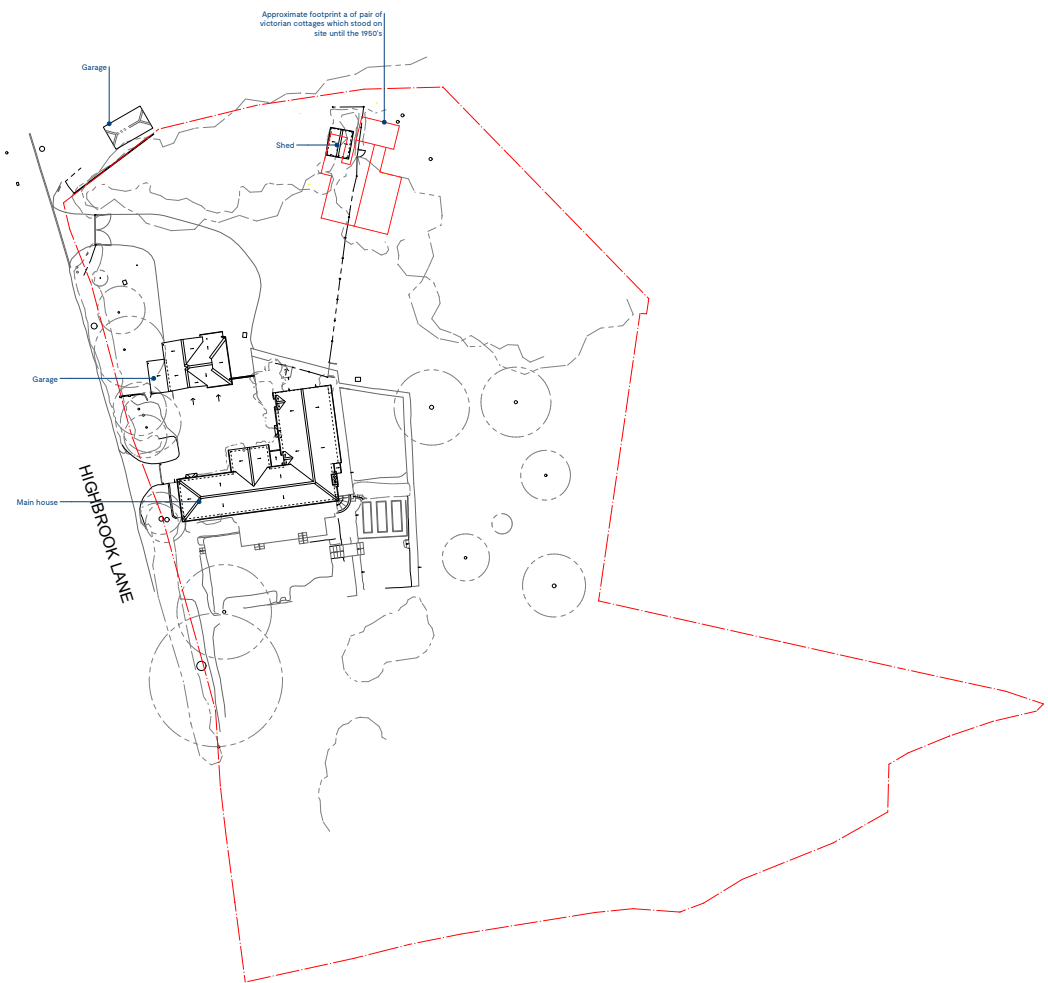
The new building will provide them of:

- A gym
- A study
- A workshop room
- A bathroom
- A lobby and a sauna

3.2 Schedule of floor space

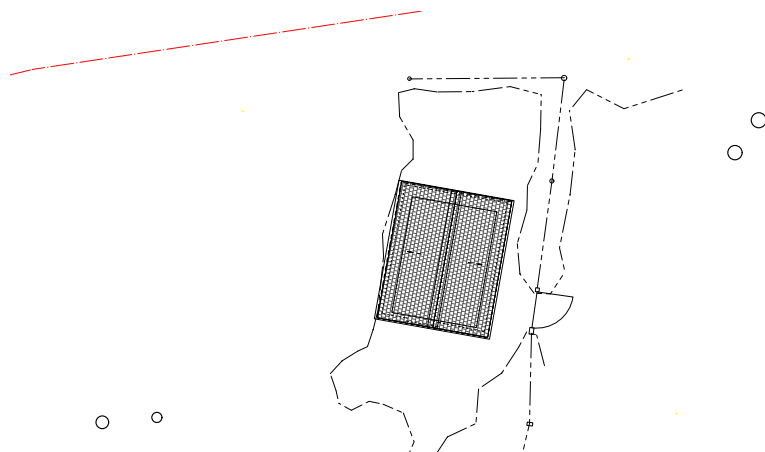
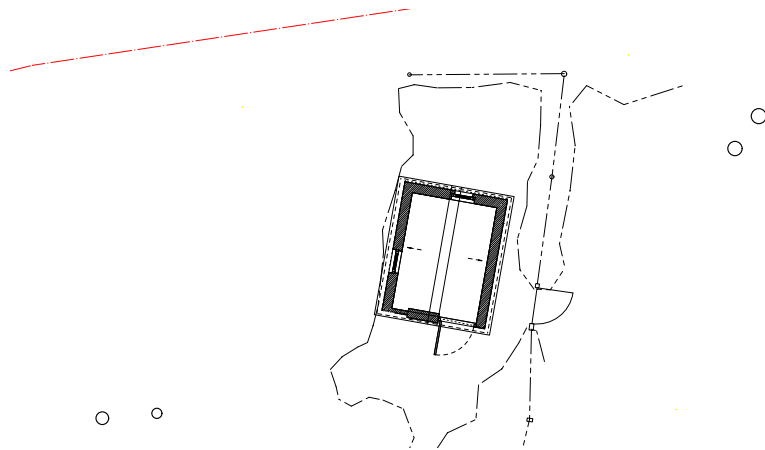
- Total GIA - Existing: 7m²
- GIA - Demolition: 7m²
- GIA - New Build: 72m²
- Total GIA - Proposed: 72m²

3.3 Existing and Proposed Drawings

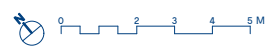


Existing - Block Plan

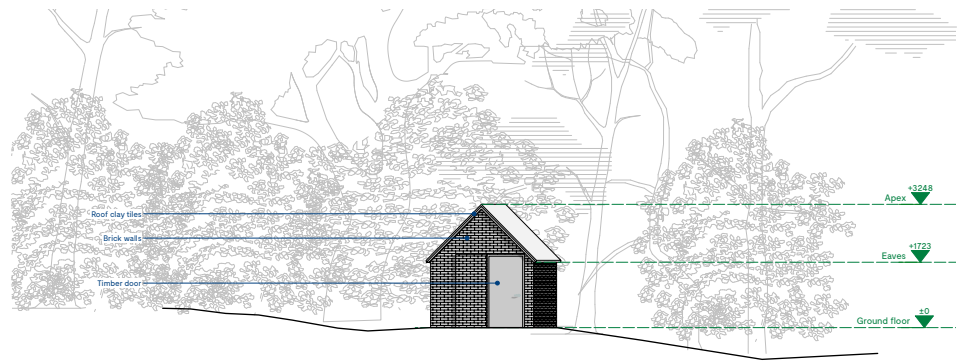




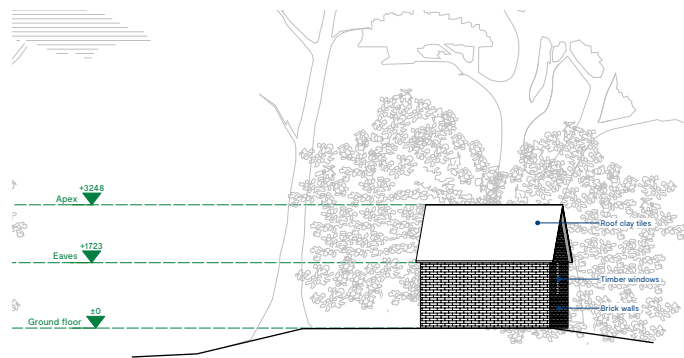
Existing - Ground and Roof Plan



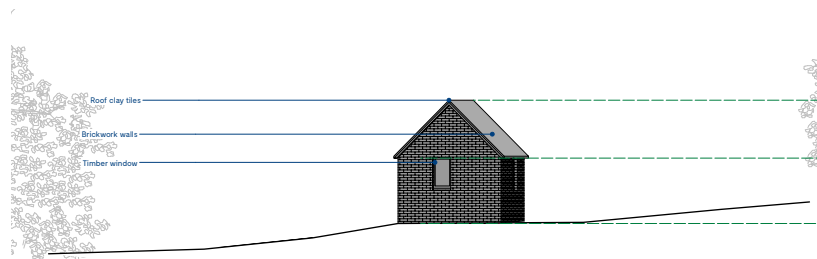
South Elevation



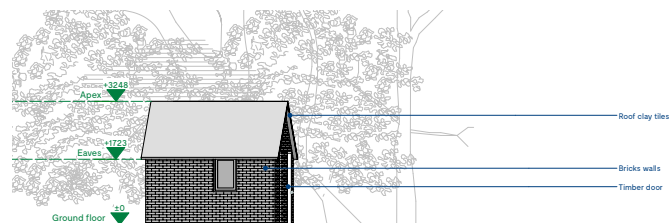
East Elevation



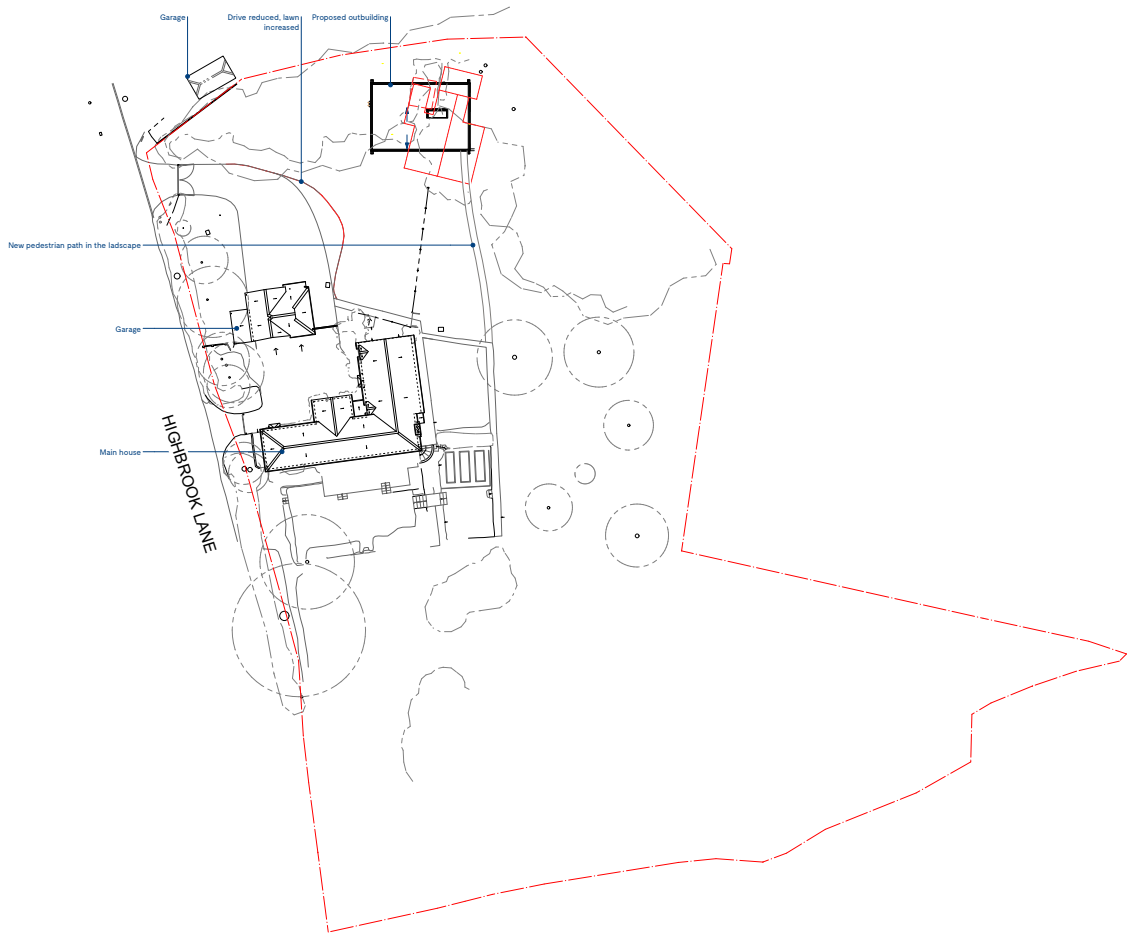
North Elevation



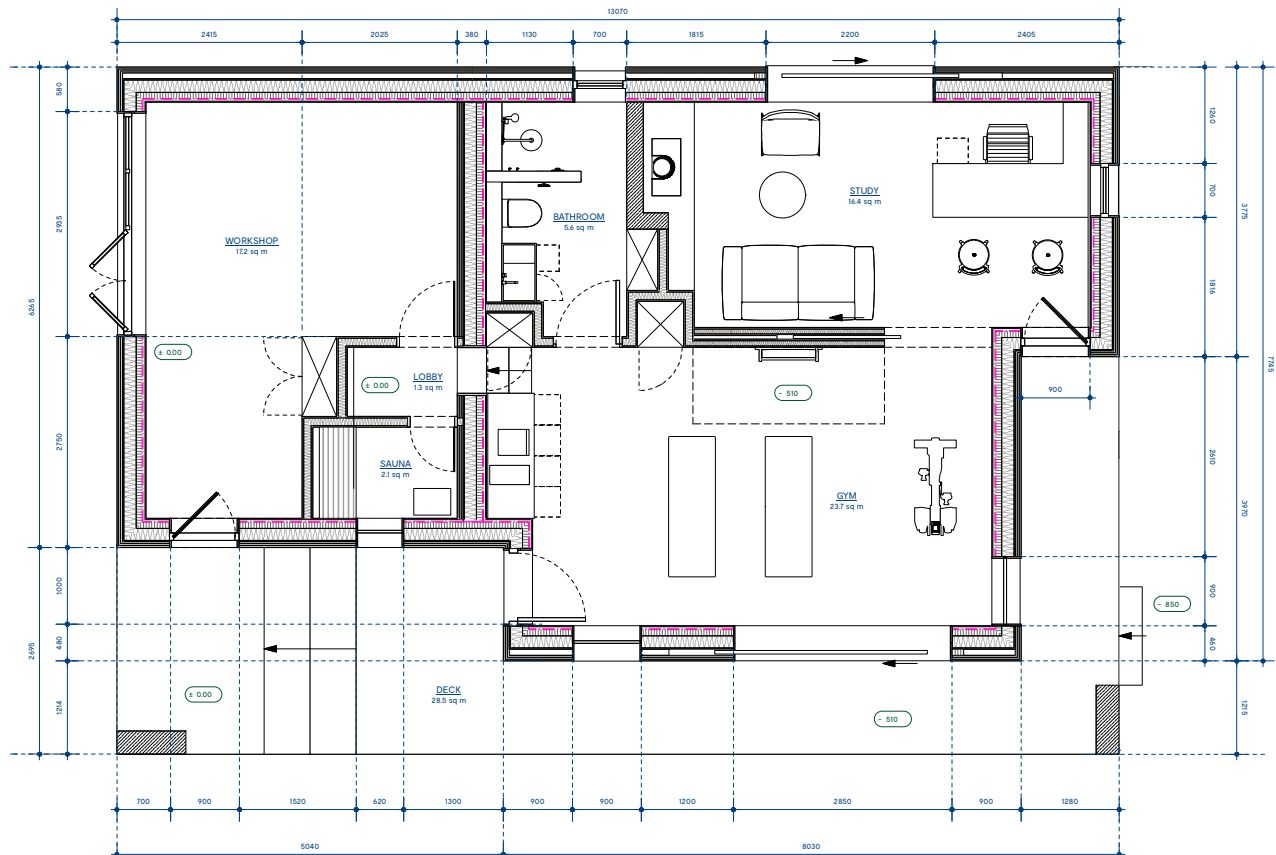
West Elevation



Existing - Elevations

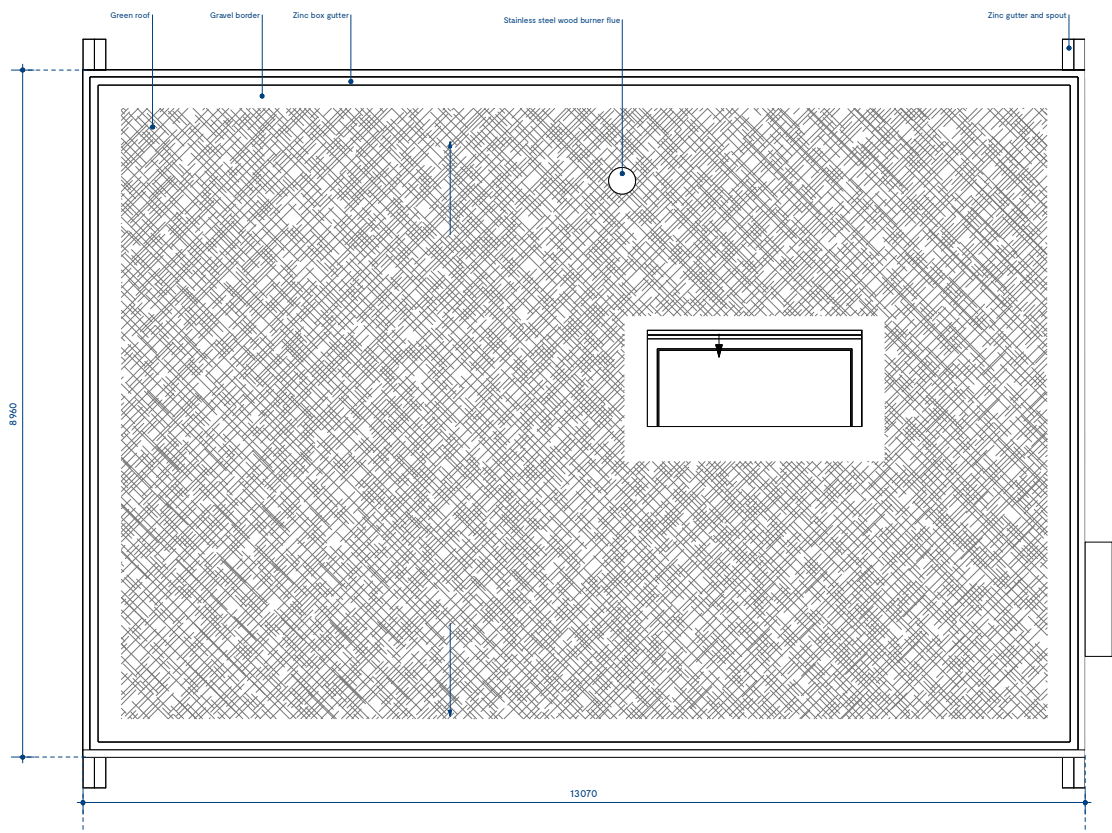


Proposed - Block Plan



Proposed - Ground Floor Plan

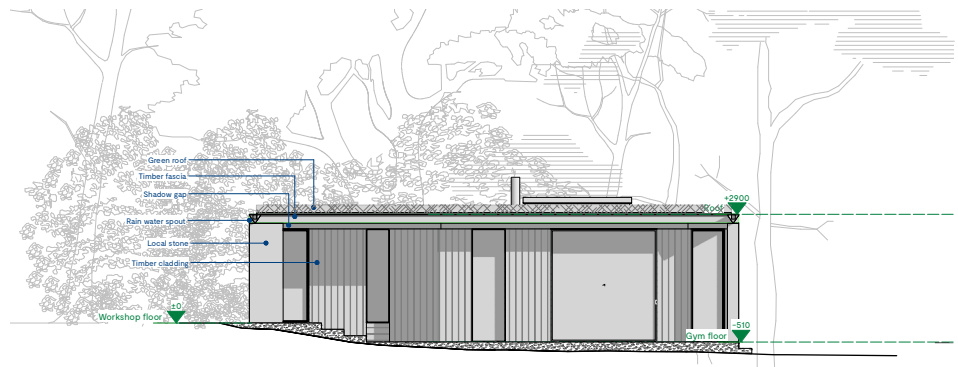




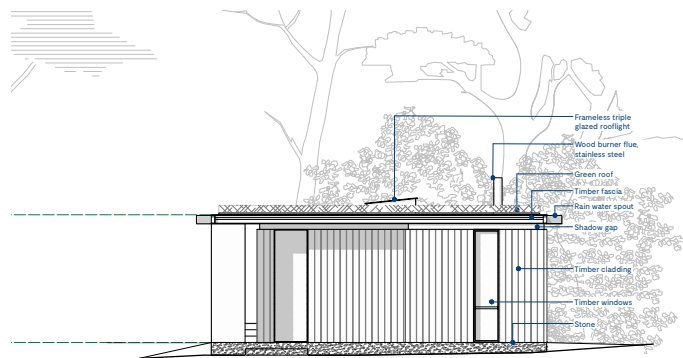
Proposed - Roof Plan



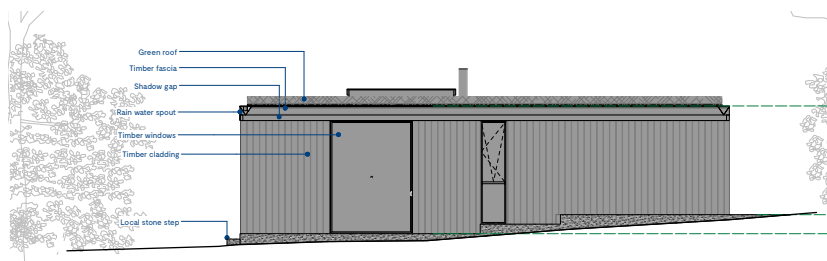
South Elevation



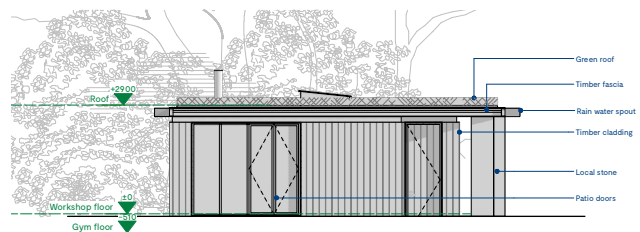
East Elevation



North Elevation



West Elevation



Proposed - Elevations



4.0 Permitted Development

4.1 Relevant Permitted Development Rules

Class E sets out the rules on permitted development for buildings etc within the curtilage of a house.

Under Class E, the following relevant limits and conditions apply:

E.1 Development is not permitted by Class E if:

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse

Development is not permitted under Class E in any area in front of the principal elevation of a house. It also prevents permitted development anywhere in front of a hypothetical line drawn through the principal elevation to the side boundary of the land surrounding the house. Principal elevation has the meaning set out in the General issues section of this document. For example:

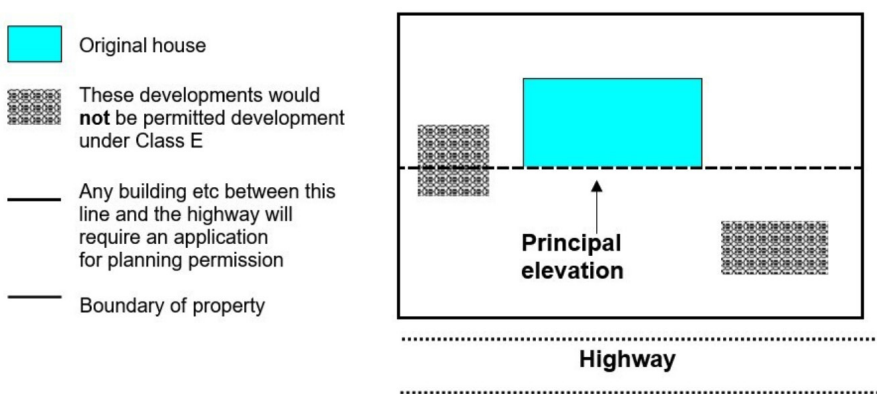


Fig.1.4

Diagram sourced from: <https://www.gov.uk/government/publications/permited-development-rights-for-householders-technical-guidance>

Where the principal elevation comprises more than one wall facing in the same direction, all such walls will form part of the principal elevation and the line for determining what constitutes ‘extends beyond a wall’ will follow these walls:

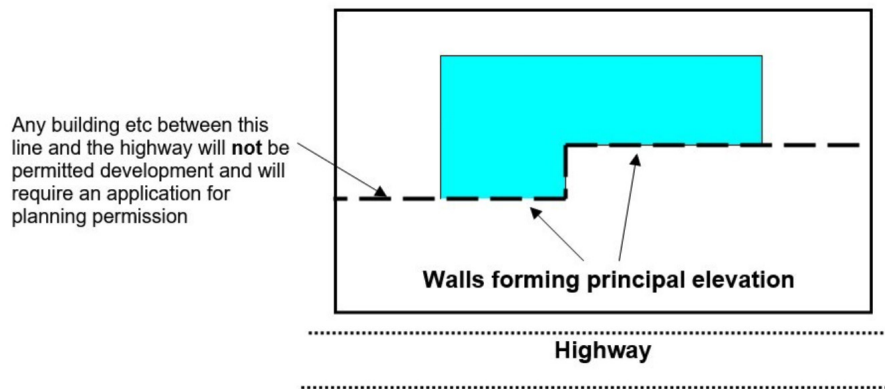


Fig.1.5

Diagram sourced from: <https://www.gov.uk/government/publications/permited-development-rights-for-householders-technical-guidance>

The position of the proposed garden studio follows the above guidelines.
Please refer to the below diagram:

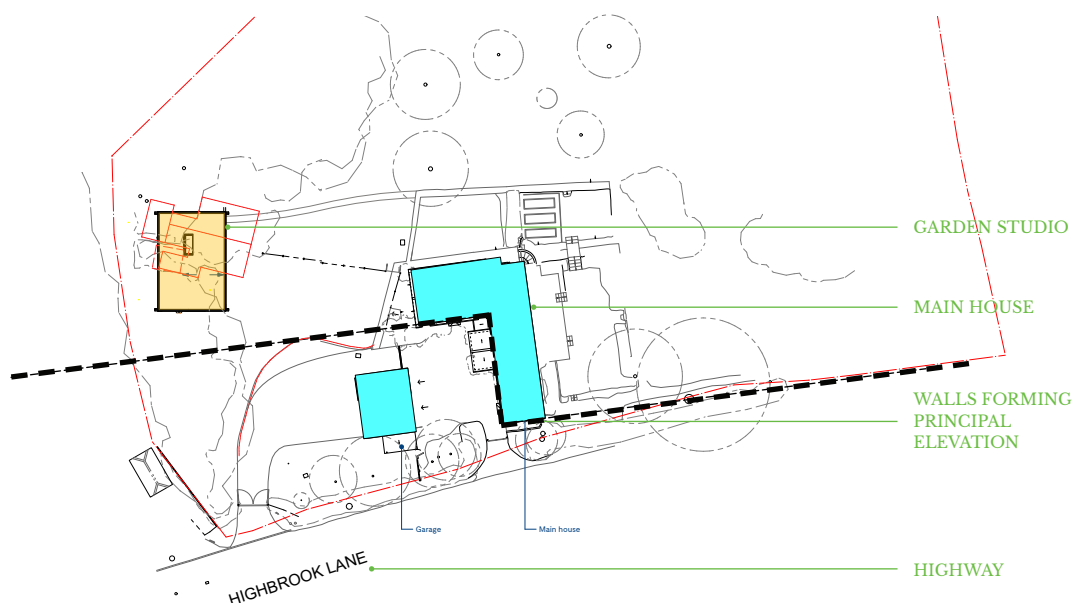


Fig.1.6

Diagram showing main building in blue and proposed studio in yellow

(d) the building would have more than a single storey

Any buildings within the curtilage can only have one storey. Buildings with more than one storey are not permitted development and will require an application for planning permission.

The proposed building is one storey.

(e) the height of the building, enclosure or container would exceed:

(i) 4 metres in the case of a building with a dual-pitched roof,

Not relevant as the building will have a flat roof.

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

Not relevant as the building is 4.2m from the closest point of the boundary.

(iii) 3 metres in any other case

The proposed building's height is 2.9m so less than 3m. Please refer to elevation's drawing and below:

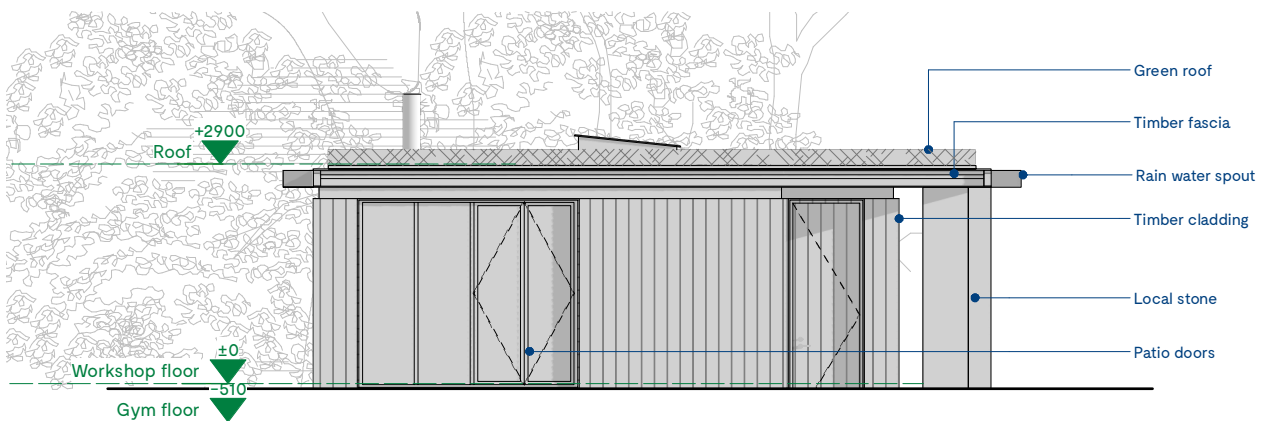


Fig.1.7
Proposed West Elevation

(h) it would include the construction or provision of a verandah, balcony or raised platform

Verandahs, balconies and raised platforms are not permitted development under Class E.

‘Verandah’ and ‘balcony’ can be understood as set out in section A (k). A raised platform is defined in the General issues section of this document, as any platform that has a height of more than 0.3 metres. Garden decking will therefore be permitted development under Class E subject to it not exceeding this 0.3m height limit and subject to the other limits and conditions under this Class.

The proposed building has an outdoor stone deck of two steps (150mm each) to follow the natural slope of the ground and won’t exceed the 300mm limit.

5.0 Conclusion

This document supports the permitted development application for an outbuilding at The Sun House.

High quality materials with low embodied energy will be used throughout to achieve good thermal and acoustic properties, and to achieve a sustainable proposal.

The outbuilding is subservient to the main house and defines itself as an ancillary space. The combination of the building scale and appropriate material selection creates a positive contribution to the property and that does not impact the local area or the neighbours.

We believe that the proposed works comply with permitted developments rights and should be accepted positively by the Council.

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