



Planning Statement

**PROPOSAL:
HOUSEHOLDER APPLICATION
FOR
THE ERECTION OF A TWO-STOREY
REAR EXTENSION WITH SINGLE
STOREY PORCH**

**SITE:
THE OLD DAIRY
FIVE OAKS FARM
STANE STREET, FIVE OAKS
BILLINGSHURST, WEST SUSSEX RH14 9AZ**

**APPLICANT:
MR & MRS N MORRIS**

Introduction

The Old Dairy comprises a converted residential unit located on the family-run Five Oaks Farm. The Farm lies on the west side of Stane Street, in a position approximately 250 metres to the north of the Five Oaks roundabout.

The Farm has been in the Morris family since the early part of the 19th century and, at present, comprises a holding of about 600 acres, 330 of which are owned. It is a mixed livestock operation with a flock of breeding ewes. Additionally, store lambs are purchased (approximately 1,000 per year) and there is a beef herd of approximately 180 animals.

The Farm is run as a father and son business with additional help and labour provided by the applicant's daughter and the wife of their son.

There is a substantial farmyard comprising livestock and general storage agricultural buildings. The main farmhouse is Little Slinfoldland, a substantial 19th century property which fronts the main road. Little Slinfoldland is currently occupied by the applicants.

To the south of the access road into the Farm, is The Old Granary, a converted range of vernacular former agricultural buildings. This property is currently occupied by the applicant's son.

The application property is The Old Dairy. This, again, is a converted property formed out of a traditional agricultural building.

Under application ref. DC/25/0987 a Certificate of Lawful Use or Development (Existing) was granted confirming the lawful use of The Old Dairy as a self-contained, independent dwelling.

The Old Dairy abutts the southern boundary of the garden to Little Slinfoldland and lies behind an agricultural building located on the road frontage. Contained with **Figure 1** overleaf is an Ordnance Survey extract giving the context of The Old Dairy in relation to other dwellings and the Farm buildings on the holding.

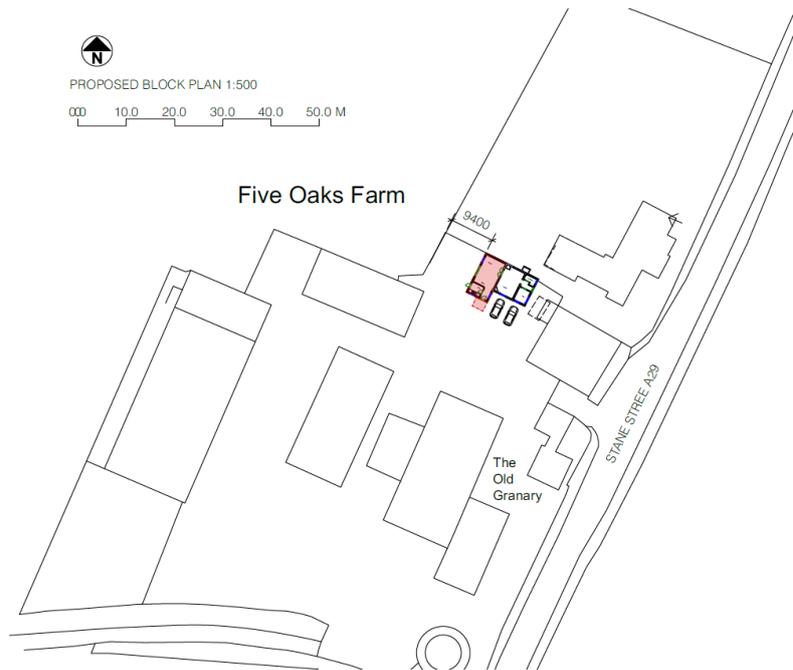


Figure 1 – Context location plan showing position of The Old Dairy in relation to other buildings and dwellings at Five Oaks Farm

The Old Dairy comprises a red brick and clay plain tile building which is a two-storey property where the first-floor accommodation is contained within the roof space. It has a gabled roof with a cat slide single storey element on its east elevation. Below and overleaf contained in **Figures 2** to **5** are photos of The Old Dairy.



Figure 2 – East and south elevations



Figure 3 – West elevation



Figure 4 – South elevation



Figure 5 – North elevation

Mr & Mrs N Morris are the oldest generation of this farming family. Whilst Mr Morris continues to play an active role in running the Farm he has recently been diagnosed as suffering from Parkinson's disease. Parkinson's disease is a degenerative illness whose symptoms are likely to increase in significance over time.

Mr & Mrs Morris have concluded that, given their age and Neil's medical condition, it would be appropriate to move from the large farmhouse (Little Slinfoldland) and re-locate to The Old Dairy. His son Chris, his wife and their children would then move into Little Slinfoldland. The applicant's daughter would move into the Old Granary. Consequently all three houses on the farm would be occupied by the extended Morris family.

The Old Dairy is presently comprised of a modest one-bedroomed unit which would not meet the needs of the applicants. There is a pressing requirement to adapt the unit to the future needs of Mr Morris, given his disability. In particular, a wheelchair lift would be required to access the first floor and disabled wet room facilities would also be needed.

The Proposal

Consent is here sought for a two-storey extension on what is presently the rear of the dwelling. The extension would consist of a two-storey gable element. The gable element would be orientated to match the alignment of The Old Dairy and would produce a twin gabled building when viewed from the north and south.

There would be a linking element between the valley to give access between the first floor of the existing and proposed. This would be flat roofed with a dummy pitch to both sides. The flat roof would therefore not be visible within the context of views of the north and south of the property.

The ridge of the extension would be approximately 250mm above that of The Old Dairy, but, visually, they would retain a similar scale, and this height difference would be imperceptible within visual terms.

A single storey open sided porch is proposed on the south elevation of the extension. The effect of this is to re-orientate the front of the property from the east to the south elevation. On the west elevation a gable is proposed to cut through the eaves and a further small gabled dormer also cutting through the eaves is further envisaged.

The garden to The Old Dairy would remain as at present, on land to the west. This is a modest grassed area which meets the day-to-day needs of what will otherwise be a relatively modest unit.

The result of the extension is to increase The Old Dairy from a one-bedroom unit to a two-bedroom unit. The extension (excluding porch) would have a gross internal floor area of 76m².

Reproduced overleaf are the proposed elevations of the extended property. These give a feel for the form and scale of the proposed extension.



Figure 6 – Proposed elevations

Planning Policy Context

The statutory Development Plan for the area comprises the Horsham District Planning Framework 2015 and the Billingshurst Parish Neighbourhood Plan 2019 - 2031.

Relevant policies within the HDPF 2015 include **Policy 26, 28, 32 and 33**. These are reproduced in full overleaf.

Policy 26

Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

- 1. Support the needs of agriculture or forestry;**
- 2. Enable the extraction of minerals or the disposal of waste;**
- 3. Provide for quiet informal recreational use; or**
- 4. Enable the sustainable development of rural areas.**

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

- 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;**
- 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and**
- 3. The landform of the area.**

Policy 28

Replacement Dwellings and House Extensions in the Countryside

Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

- 1. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.**
- 2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.**
- 3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and**
- 4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.**
- 5. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.**

Policy 32

Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

- 1. Provide an attractive, functional, accessible, safe and adaptable environment;**
- 2. Complement locally distinctive characters and heritage of the district;**
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;**
- 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and**
- 5. Help secure a framework of high quality open spaces which meets the identified needs of the community.**

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

- 1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;**
- 2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;**
- 3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;**
- 4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;**
- 5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;**
- 6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,**
- 7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.**

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

There are no policies within the Billingshurst Parish Neighbourhood Plan 2019 – 2031 considered relevant to this application.

Planning Evaluation

The key policy concerning the extension of dwellings within the rural area is **Policy 28** (Replacement Dwellings and House Extensions in the Countryside). It requires that extensions should not be disproportionate, and they should also be in keeping with the scale and character of the existing dwelling.

The two-storey extension here proposed has been carefully handled so as to produce a form of development which both respects the character of the existing Old Dairy and closely mirrors its scale. The two-storey extension is designed as a gable element to repeat the gable of the existing building. It would have a ridge height broadly similar to The Old Dairy.

Alterations to The Old Dairy have been kept to a minimum and the building, as a result, retains its original form and character. A subtle roof bridge between the extension and the original is proposed. The flat roof nature of this link is disguised by a dummy pitch to both sides. It is therefore not read as a flat roof but appears as a traditional pitch.

The scheme proposes the re-orientation of the dwelling through shifting its principal elevation from the east to the south. This is achieved through the construction of a single storey entrance porch on the front of the two-storey extension.

Materials to match the existing are proposed and this would include a soft red brick and red plain tiles to the tile hanging and roof. The west elevation has been designed with a gable and dormer window feature to create visual interest. These architectural features break up the massing and bulk and help retain the cottage-scale of the original dwelling.

Care has been taken to avoid any fenestration on the north elevation of the extension, so as to avoid overlooking of the garden to the adjoining farmhouse (Little Slinfoldland).

Overall, this is considered a well-mannered proposal that in architectural terms respects the scale and vernacular form of The Old Dairy. It repeats the main gable feature of The Old Dairy and does not overwhelm or overpower the original structure.

The original structure is largely untouched by this extension and, once extended, the original core will still be legible. As such, the remit of **Policy 28** of the HDPF 2015 is believed fully met by this scheme.

In terms of the impact the extension will have on the wider rural landscape, it is considered that this will be limited, given that The Old Dairy is located within a large farmstead and is consequently surrounded by existing buildings.

The extension will not increase the prominence of the building within its context or otherwise harm rural amenity. As such, **Policy 26** of the HDPF 2015 would be respected by this proposal.

The amenities of neighbouring residential properties would not be infringed by this proposed extension. Whilst it would be built on the boundary of Little Slinfoldland, it would not cause loss of light or overshadow windows to habitable rooms on this property.

At present, The Old Dairy has a close relationship with this property and the extension would not materially alter this relationship to the detriment of Little Slinfoldland.

Ultimately, this is a farmstead that is in a single-family ownership and there is therefore no third-party objection from either of the immediate neighbouring properties.

This statement has explained the pressing family reasons for requiring a form of extension here proposed.

Mr & Mrs Morris senior wish to downsize from the main farmhouse and to extend The Old Dairy so as to produce a two-bed unit which would meet the future needs Mr Morris who is in the early stages of Parkinson's disease. This medical diagnosis is attested in the hospital letter from University Hospitals Sussex NHS Foundation Trust that accompanies this application.

The extension allows for the provision of wheelchair access to the first floor and an en-suite wet room facility.

Given that this is an established independent dwelling, there are no implications for highway safety, as no increased use of the existing crossover onto the A29 is implied.

To conclude, this is considered a Policy-compliant domestic extension which, in design terms, respects the scale and form of The Old Dairy. A two-storey cottage-scale property results and the architectural form of the extension is, perhaps, more sensitive and appropriate than could be achieved through extending the dwelling under Permitted Development Rights.

There are further pressing personal reasons for permitted this extension. This is to produce a dwelling that will meet the future needs of Mr N Morris as his degenerative illness progresses.