

1 Wychwood Farm Cottages
Conversion of agricultural building
to residential and erection of extension

Planning Statement

Planning Statement

In the matter of an application pursuant to Class Q, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a determination as to whether a Prior Approval will be required for the change of use of an agricultural building to residential (use Class C3) and the erection of a one-storey rear extension to the same building, with associated building operations,

At

1 Wychwood Farm Cottages, Brighton Road, Shermanbury, Horsham, West Sussex, RH13 8HE

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Drawing PHA-PL-001 Existing Location Plan
Drawing PHA-PL-002: Existing Plans and Elevations
Drawing PHA-PL-004: Proposed Plans and Elevations

Executive Summary

1. The existing agricultural building is located at 1 Wychwood Farm Cottages, Brighton Road, Shermanbury, Horsham, West Sussex, RH13 8HE.
2. In 2021, the Local Planning Authority (LPA) permitted the change of use of the building from agricultural to residential under Class Q, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - referred to as "GPDO 2015" from now on.
3. As the permission has since expired, the Applicants would like to re-apply for the change of use from agricultural to residential (use Class C3) and also seek permission for the erection of a one-storey rear extension, with associated building operations.
4. Following up on the 2021 Prior Approval application (ref. DC/21/1905,) this statement demonstrates how the proposal can still be considered appropriate in accordance with the relevant permitted development (PD) rights set out in Class Q, Schedule 2, Part 3 of the GPDO 2015.

Introduction

1. This planning, design, and access statement has been created by Henry Adams on behalf of our client in accordance with the requirements laid out in paragraphs Q, Q.1 and Q.2 of Schedule 2, Part 3 of the GPDO 2015, to support an application to determine whether Prior Approval will be required for the change of use and extension of an agricultural building, including all necessary building operations, at 1 Wychwood Cottages, Brighton Road, Shermanbury, Horsham, West Sussex, RH13 8HE.
2. The subject property and plot of land to which this prior notification relates and herein called 'the site', are outlined in red on the Site Location Plan accompanying this prior notification (drawing PHA-PL-001).
3. **Figure 1** shows an extract from Google Earth for context relative to the postcode marker of 'RH13 8HE.' Figure 1 should be read in conjunction with the submitted plans so that the site may be considered in context.

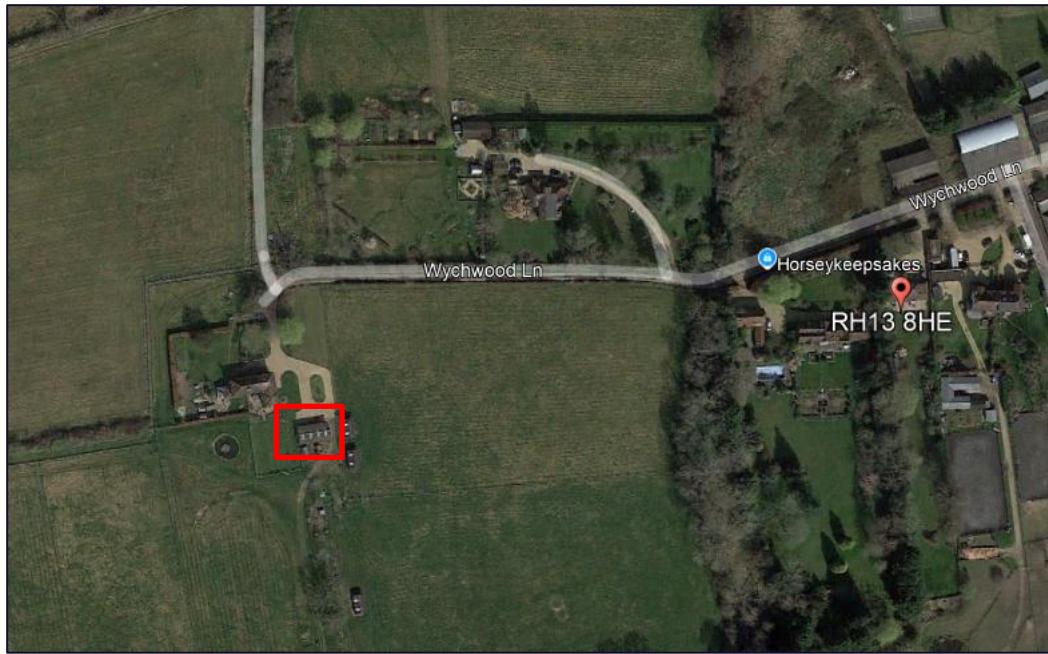


Figure 1 – Extract from Google Earth with an approximate proposed development location (for information only.)

Site Context

4. As submitted in 2021, Wychwood Farm Cottages is a small agricultural unit extending to approximately 18 acres of mostly pasture, located Southwest of the village of Shermanbury.
5. The site is not located within a Conservation Area; there are no listed buildings or scheduled monuments within the site or in close proximity either.
6. The planning history considered relevant to this Prior Approval application includes the following applications:
 - DC/07/1506 – Detached agricultural barn/feed store and machine shed (*Prior Approval Not Required – 18th July 2007*)
 - DC/08/1071 – Relocation of detached Agricultural barn/feed store and machine shed (*Agricultural Prior Notification – Permitted on 17th Jun 2008*)
 - DC/16/1310 – Prior Approval for the erection of an agricultural building (*No objection to notification – 21st July 2016*)
 - DC/17/2367 – Prior notification for the re-siting and enlargement of an agricultural building and provision of an access track (*Prior Approval Not Required – 20th November 2017*)
 - DC/21/1905 – Prior notification for change of use of agricultural building to residential (Use Class C3) to form 1no single dwellinghouse (*Prior Approval Required and permitted – 8th October 2021*)

Proposed Development

7. The Applicants would like to re-apply for the change the use of the existing agricultural building to residential (use Class C3) and the erection of a one-storey rear extension, including associated building works.
8. The existing building was judged to be suitable for conversion to residential without the need for major strengthening or repair (see the structural engineering report submitted alongside the Prior Approval application DC/21/1905.)
9. The rear extension would add 42.5 sq. m to the existing building, but the cumulative floor space would not exceed 150 sq. m.
10. The proposal would not include any external projections from the existing structure and benefits from an existing highway access.
11. The Applicants seek a decision as to whether Prior Approval would be required for the change of use and the erection of the extension.

Permitted Development and Considerations

12. It is submitted that the proposal development would fulfil the specific criteria, limitations and conditions laid out in Schedule 2, Part 3, paragraphs Q, Q.1 and Q.2 of the GPDO 2015, as analysed in the following paragraphs.
13. **Paragraph Q** defines what is permitted development:

"Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage,

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building."

14. This proposal seeks the change of use to Class C3 of an existing building that is part of an established agricultural unit as well as the land within that building's curtilage.
15. It also includes the erection of a rear extension and all the necessary building operations to convert the building to its new use class and extend it.
16. As per the engineering structural appraisal previously submitted (ref. DC/21/1905), the existing building is *"suitable for conversion to residential usage without the need to major strengthening or repair."* There have been no alterations made to the building since that report.
17. **Paragraph Q.1** lists the cases where development would not be permitted.

"Q.1. Development is not permitted by Class Q if—

- (a) *in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—*
 - (i) *on 24th July 2023, or*
 - (ii) *where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,*
- (b) *in the case of a site that was (but is no longer) part of an established agricultural unit—*
 - (i) *the site was part of an established agricultural unit on 24th July 2023,*
 - (ii) *where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or*
 - (iii) *since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,*

18. The agricultural building has been used solely for the Applicants' agricultural business since it was constructed, which was prior to 20th March 2013.

- (c) *the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,*

19. The proposal will provide a single dwelling with a floorspace of 112.7 sq m.

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

- (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or
- (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

20. The proposal will provide a single dwelling with a floorspace of 112.7 sq m.

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

(f) less than 1 year before the date development begins—

- (i) an agricultural tenancy over the site has been terminated, and
- (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

21. The site is owned and occupied by the Applicants. No tenancy exists, has existed or has been terminated in the last 12 months.

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

22. No development under Class A(a) or Class B(a) of Part 6 of the GPDO 2015 has been carried out since 20th March 2013.

23. Paragraphs Q.1 (h), (i), and (j) are addressed together as follows.

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—

- (i) extension of the building allowed by paragraph Q.1(i);
- (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

(i) the development under Class Q(b) would result in an extension that—

- (i) has more than one storey,
- (ii) is sited anywhere other than to the rear of the existing building,
- (iii) extends beyond the rear wall of the existing building by more than 4 metres,
- (iv) has eaves the height of which exceed the height of the eaves of the existing building,
- (v) is higher than whichever is the lower of—
 - (aa) the highest part of the roof of the existing building, or
 - (bb) a height of 4 metres above the ground,
- (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or
- (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

(j) the development under Class Q(c) would consist of building operations other than—

- (i) the installation or replacement of—
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwellinghouse, and

- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

24. The proposed extension does not have more than one storey; is sited to the rear of the building and is 2.9 metres in height. It has a flat roof and therefore does not exceed the height of the eaves of the existing building.
25. Additionally, the proposed extension is neither higher than 4 metres nor higher than the highest part of the roof of the existing building. It does not extend beyond a wall that forms a side or the principal elevation of the existing building; and it is also sited on a hard surface.
26. As the existing building was deemed structurally suitable for conversion to residential use without major strengthening or repair, it will not be necessary to undertake any building operations other than those listed above under sub-paragraph (j.)

Concluding Remarks

The timber framed superstructure is judged to be suitable for conversion to residential usage without the need for major strengthening or repair. The Barn and Workshop is built off a concrete raft type foundation which although it has proven satisfactory in service it would not satisfy the requirements of the Building Regulations and will need to be improved. To upgrade the raft foundation it will be necessary to underpin the perimeter of the slab to a nominal depth of 900mm. Mass concrete underpinning can be readily carried out by most Building Contractors. The excavations and concreting need to be undertaken in a sequential manner but the technique is relatively straightforward.

Figure 2 - Extract from the engineering report submitted with Prior Approval application DC/21/1905

(k) *the site is on article 2(3) land,*

27. The site is not on article 2(3) land.

(l) *the site is, or forms part of—*

- (i) *a site of special scientific interest;*
- (ii) *a safety hazard area;*
- (iii) *a military explosives storage area,*

28. The site is not within a site of special scientific interest, safety hazard area or military explosives storage area.

- (m) the site is, or contains, a scheduled monument,
- (n) the building is a listed building,
- (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or
- (p) the building does not have suitable existing access to a public highway.

29. The site is neither a scheduled monument nor contains one. The building is not a listed building and would comply with nationally described space standards. It would also benefit from an existing access to the public highway.

30. The GPDO 2015 sets out the prior notification conditions with which proposals such as this must comply. These are examined below.

Q.2.—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) *transport and highways impacts of the development,*
- (b) *noise impacts of the development,*
- (c) *contamination risks on the site,*
- (d) *flooding risks on the site,*
- (e) *whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,*
- (f) *the design or external appearance of the building, and*
- (g) *the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.*

31. As already addressed in DC/21/1905, Wychwood Farm drive heads approximately East from the property, passing through the original Wychwood Farm and exiting onto the A281. There are currently approximately 15 residential properties along the drive which it serves, all of which use this access point onto the A281. Given the modest size, it is considered the proposal would have a negligible impact on the local and wider transport and highway network.

32. However, in order to minimise any potential impact on both the network and the existing properties along the drive, it is proposed to access the proposed development along the existing track which leads North from the property beside existing fields, before turning East and exiting onto the straight section of the A281 North of the Wychwood Farm drive as shown on the plan.

33. The agricultural building is not sited in close proximity to any other active farm or commercial buildings which might give rise to undesirable levels of noise for future occupiers of the proposed dwelling.

34. As part of the previous Class Q Prior Approval application, an Enviroscreen Certificate was submitted which demonstrated that there is minimal risk of any form of contamination at this site. There have been no changes to the site that would alter this assessment.

Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Figure 3 - Extract from Enviroscreen Certificate submitted with Prior Approval application DC/21/1905

35. The site is situated within Flood Zone 1 and as such would not be at risk of flooding. Both the flood risk zone and surface water flooding are shown in **Figures 4 and 5**, taken from Flood Map for Planning. It is not considered that the nature of the proposal would change the risk.

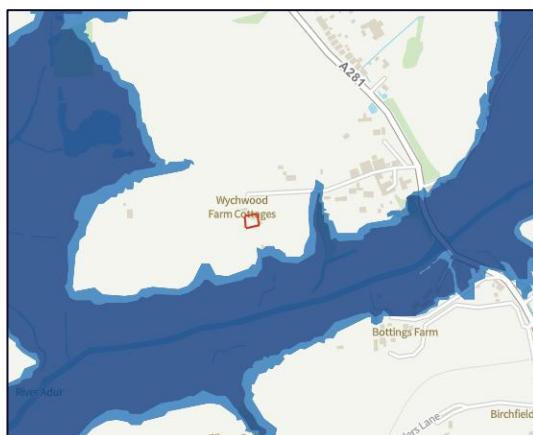


Figure 4 - Flood Risk Zones

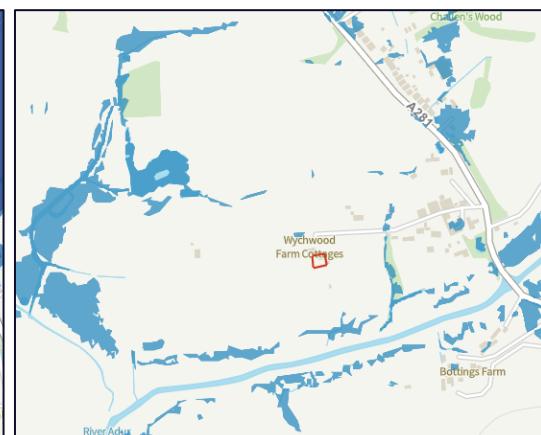


Figure 5 - Surface Water Flooding

36. As per application DC/21/1905, the location and the siting of the proposal development is neither impractical nor undesirable, as the site is not isolated (in terms of development nearby) and benefits from an existing access.
37. As can be seen from the submitted plans, the external appearance of the building will be much unchanged from the existing and from what was already deemed acceptable by the LPA in 2021, except for new openings to accommodate windows and doors and the rear extension. The roof cladding will be plastic coated steel sheeting, similar to existing and in keeping with a building of this type, and the walls will retain their existing timber cladding.
38. Additional windows are proposed which will provide sufficient natural daylight into the habitable spaces, in accordance with Building Regulations (please refer to the submitted plans.)

(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

39. Due to size, location, design and local topography, the proposed extension is not deemed to have an adverse impact on elements such as privacy and daylight for any surrounding properties. It is also not considered to negatively affect on the overall tranquillity and character of the area.

(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.”

40. As the previous prior approval was granted in 2021 and not implemented within the above-mentioned period, the Applicants are submitting a new Prior Approval application.

Conclusion

41. This planning, design, and access statement has been created by Henry Adams in accordance with the requirements of Class Q, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, to support an application under the provisions of Class Q of this Order for a determination as to whether Prior Approval will be required for the change of use of for the change of use of an agricultural building to residential (use Class C3,) the erection of an extension to the same building, including associated building operations.

42. In 2021, the Local Planning Authority granted permission for the change of use, but this has since expired.
43. It is submitted that this updated proposal would still meet the requirements, limitations and conditions of Class Q, Part 3 of Schedule 2 of the GPDO 2015 and is permitted development.
44. It is therefore submitted that Prior Approval should not be required in relation to the change of use of the agricultural building and we would respectfully ask that the Local Planning Authority approves this application.