

Planning Department
Horsham District Council
Parkside
Chart Way Horsham
West Sussex, RH12 1RL

17 January 2026

Re: Planning Application for the demolition of existing garages and the erection of a replacement barn-style four-bed residential dwelling with a detached garage, associated access, and change of use of land from paddock to residential curtilage at Sir Robert's Farm, Goose Green Lane, Pulborough, RH20 2LW.

Dear Horsham District Council,

Please find enclosed a planning application requesting permission for the demolition of the building currently utilized as garages, with extant planning permission for change of use to a residential dwelling under ref. DC/23/1550, and its replacement with a single-storey, four-bedroom barn-style dwelling, with a detached garage, associated access, and change of use of land from paddock to residential curtilage.

The Fallback Position

The application building, referred to as the "Garages" or "Dutch Barn," benefits from full extant planning permission for change of use to a residential dwelling under reference DC/23/1550. In recently determining adjacent applications on this Site, the Planning Authority afforded "*significant weight*" to the realistic and viable fallback position of converting existing utilitarian structures into dwellings. This proposal represents a material betterment over the fallback position as it replaces a utilitarian concrete block structure with a high-quality architectural design that reflects the historic farmstead better than the extant permissions. Furthermore, the Planning Authority has already accepted that the existence of a viable fallback position establishing the principle of residential development weighs in favour of replacement schemes that offer superior design and enhanced residential amenity.

Character and Appearance

The design of the proposed dwelling has been carefully considered to relate to the site context established by the Planning Authority's recent decisions in relation to Plots 2, 3, and 5 (DC/25/0040 and DC/25/1394). In those instances, the Planning Authority concluded that the replacement barn-style dwellings were "*complementary to the wider appearance of the area*" and represented a design and vernacular "*anticipated and expected within the countryside setting*".

Accordingly, this application utilizes similar high-quality materials palette; including, Sussex red bricks plinth walls, slate grey standing seam roof, timber cladding and black aluminium doors and windows, found to be appropriately reflective of the rural setting in those previous cases. The single-storey elongated form is specifically chosen to maintain a subordinate role in the landscape, ensuring the building remains subservient and prevents it from appearing incongruous or overly dominant. This approach maintains the proper hierarchy of farmstead forms previously endorsed by the Authority to ensure there is no competition for dominance on the site.

Access

The revised access utilizes the South-West access point and represents a material improvement over the existing narrow track to the Garages, which would have disturbed future residents of the Sussex Barn. The layout and design provided adequate access and turning facility for a fire appliance.

Heritage and Amenity Benefits

The application site is located within the wider setting of the Grade II Listed Bucks Farm. The Authority has previously determined for adjacent plots that, due to the nature of the use and the design of the buildings, such proposals result in no additional harm to the setting of the listed building.

Furthermore, this proposal offers a specific heritage benefit regarding the Sussex Barn (a non-designated heritage asset). By relocating the dwelling to the East of the current Garage footprint, the scheme increases the separation between the buildings, thereby improving the setting and private amenity space for the historic barn.

Size and Scale

While the proposed replacement building is larger than the existing Garages, it is comparable in size to the other permitted adjacent dwellings (plots 2,3 and 5) and is proportionate to the proposed curtilage. The Planning Authority has previously accepted that where a proposal sits comfortably within the resulting residential garden and is comparable to other plot sizes in the locality, the visual impact does not result in substantial material harm.

Curtilage

The proposed change of use of paddock land to residential curtilage mirrors the approvals for Plots 2, 3, and 5. In those instances, the Planning Authority concluded that such encroachment would not *"have a significant impact on the viability and productivity of the agricultural land"*. The proposed curtilage of 0.27 hectares is proportionate to the proposed dwelling, and the adjacent plots, and designed to follow natural landscape boundaries.

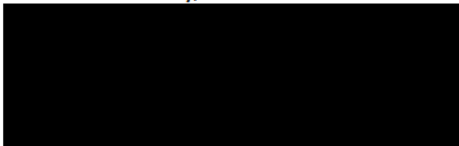
Sustainability

The development demonstrates a strong quantifiable commitment to HDPF Policy 31 by achieving an estimated EPC 'A' rating and a projected 70% reduction in operational carbon footprint compared to standard builds. This is achieved through high-performance materials and the integration of renewable energy technologies, specifically solar panels with battery storage and ground source heat pumps for low-carbon heating. To address resource conservation, the proposal commits to water neutrality, limiting usage to 110 litres per person per day to ensure demand remains below that of the existing dwelling, in accordance with the Authority's established mitigation strategies for this site.

This proposal represents a logical and sensitive enhancement that respects the rural character of the area while aligning with the Authority's previous balanced assessments for this site.

If you have any questions, or consider that further or alternate details are required to grant approval, please contact me prior to your determination.

Yours faithfully,



Michael Isherwood