

## 1.0 Location:

Brookside Cottage, Dagbrook Lane, Henfield, West Sussex BN5 9SH

The application site is located to the south-west of Brooms Hill and is accessed via Dagbrook Lane. The site is located outside any defined built-up area boundary and is therefore located within a countryside location in policy terms.

## 2.0 Proposal:

Change the use of land from agriculture to residential (C3) in order to build a double car-port and garden for use by residents of Brookside Cottage. The area of land around the carport will be used as garden by the residents. The area of land to be converted is approximately 860m<sup>2</sup> (0.086 hectares).

## 3.0 Appearance:

The proposed carport is timber framed & timber clad with a clay tiled roof. It resembles a timber barn, which is a suitable appearance for a rural setting.

## 4.0 Current Land Use

The land is currently a field adjacent to their house. The current land use is designated agricultural although the field is not currently farmed, it is unused.

## 5.0 Relevant Planning Policy

The following documents are considered to be relevant to the assessment of this application:

**National Planning Policy Framework**

**Horsham District Planning Framework (HDPF 2015)**

**Henfield Parish Neighbourhood Plan**

Specific policy regarding change of use to residential in order to use for ancillary parking is not available however Policy 12: Design Standards for New Development (Henfield Parish Neighbourhood Plan) states:

*P12.1 As appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan). In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:-*

- a. The design respects the amenities of occupiers/users of nearby property and land.*
- b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.*
- c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.*
- d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.*

In response to this:

- a - The carport is for use by residents. The field is not currently use for any purpose, and will not present and obstacle to any nearby residents.
- b - access will be via the existing driveway of Brookside Cottage. It will have no impact on traffic levels on Dagbrook Lane as this is just a shelter for their existing vehicles.
- c- The design of the carport is in natural timber and clay tiled roof, and resembles traditional barn structures. It is smaller in scale to the existing house.
- d - The site is not within Henfield Conservation Area or close to any listed buildings.

## 6.0 Planning History:

We can find no recent planning applications in Henfield that apply for change of use for residential outbuildings. However there are successful applications for Prior Notification under Permitted Development Class Q along Dagbrook Lane, to convert agricultural buildings and associated land into residential C3 use.

Brookside Cottage recently had a rear extension approved.  
DC/25/0893 17th October 2025

## 7.0 Pre-application Advice:

No pre-application advice has been sought, however this carport was originally proposed as part of the Householder application above and was asked that it be removed from the application as it constituted a change of use.