

## MME PLANNING SERVICES

Conversion, change of use and alterations and extensions to existing building to form 1no detached self-build dwelling and associated works. (Application made in the alternative to Prior Approval Ref: DC/25/0434).

at

The Old Piggery, Fryern Road, Storrington, West  
Sussex, RH20 4BJ

Planning Statement

Ref: P-052d

February 2026

Version 1

Mr Oguzhan Denizer  
MME Planning Services  
Email: [mmeplanningservices@gmail.com](mailto:mmeplanningservices@gmail.com)



Figure 1: Site Location

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## **1. Introduction**

- 1.1 We are instructed to prepare and submit this full planning application for the conversion, change of use and alterations and extensions to the existing building to form 1no detached self-build dwelling and associated works at The Old Piggery, Fryern Road, Storrington, West Sussex, RH20 4BJ.
- 1.2 The application is made in the alternative to application reference DC/25/0434 which granted Prior Approval under Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO) 2015 (as amended), for the change of use and extension of the existing building to form 1no dwelling.
- 1.3 This statement sets out the proposed scheme with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies. This application also seeks to address issues previously raised within a refused planning application under reference DC/19/2433.

## **2. Site, Surroundings and Background**

- 2.1 The application site relates to an agricultural barn located on the eastern side of Fryern Road, Storrington, outside of any defined built-up area boundary. The site is therefore located within the countryside in policy terms, but no other statutory designations cover the site.
- 2.2 The red line area, as indicated on the submitted plans, extends to some 820sqm. The site is accessed via a single track and public right of way (PROW) which also serves West Wantley, West Wantley Barn and associated buildings located to the south of the site / building.
- 2.3 The application site comprises an agricultural former piggery building. The surrounding area is predominantly rural in character with open aspects to the north and west. An area of Ancient Woodland lies directly to the east of the site.
- 2.4 It is noted that a replacement dwelling has recently been permitted under planning reference DC/25/0779 at West Wantley Farm in close proximity to the site in November 2025.

### 3. Planning History

- Conversion of redundant building to stabling, erection of 5 stables and grooms accommodation and barn

Ref. No: DC/04/0794 | Status: Application Withdrawn, June 2004

- Conversion of existing barn to a detached dwelling with associated parking and erection of a single storey rear extension

Ref. No: DC/19/2433 | Status: Application Refused, January 2020

- Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (C3 Use class).

Ref. No: DC/24/1153 | Status: Permit Prior Approval, September 2024

- Prior Notification for Change of Use of an Agricultural Building with erection of a single storey rear extension to 1no dwellinghouses (C3 Use Class).

Ref. No: DC/24/1810 | Status: Refuse Prior Approval, January 2025

- **Prior Notification for Change of Use of an Agricultural Building with erection of a single storey rear extension to 1no dwellinghouse (C3 Use Class).**

**Ref. No: DC/25/0434 | Status: Permit Prior Approval, June 2025**

- **Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/25/0434**

**Ref. No: HRA/25/0017 | Status: Application Permitted, November 2025**

- **Application for Approval of Details Reserved by Condition 1 to approved application DC/25/0434.**

**Ref. No: DISC/25/0390 | Status: Application Permitted, February 2025**

- 3.1 As detailed above, prior approval has been granted under Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO) 2015 (as amended) for the change of use and extension of the application building to form 1no dwelling, under reference DC/25/0434 in June 2025.

3.2 A subsequent HRA application in relation to water neutrality has been approved and the pre-commencement condition(s) attached to this prior approval permission have been discharged, allowing for commencement of the development, as detailed above. As such, 1no dwelling can be created / provided in this location outside of the settlement boundary and this represents a viable and realistic fall-back position which has substantial weight in the planning balance.

#### 4. Proposals

4.1 As detailed above, planning permission is sought for the conversion and change of use of an existing barn building to form a 3-bed detached single-storey self-build dwelling. The proposals also incorporate external alterations to the building to facilitate the proposed conversion, including a rear extension. The application is made in the alternative to application reference DC/25/0434 which granted Prior Approval for the change of use of the host building into a detached dwelling.



Figure 2: Existing and Proposed Site Plans

- 4.2 The proposed dwelling is designed to resemble a typical rural building which would be commensurate with the existing setting and the countryside location, as well as resulting in an enhancement when compared to the external appearance granted under the prior approval, reference DC/25/0434.
- 4.3 The proposals would consist of stained timber cladding and brick to the walls, a slate tiled roof and aluminium / timber framed windows, creating a rural appearance to the building with the use of natural materials. The overall form and footprint of the building would be retained, with some variations compared to the previous approval, which allow for a rear garden area to be created. The proposals incorporate a multi-pitched roof design in order to keep the overall height down and minimise the impact on the setting and surroundings. The proposed dwelling would have a GIA of approximately 194sqm.



Figure 3: Proposed Elevations

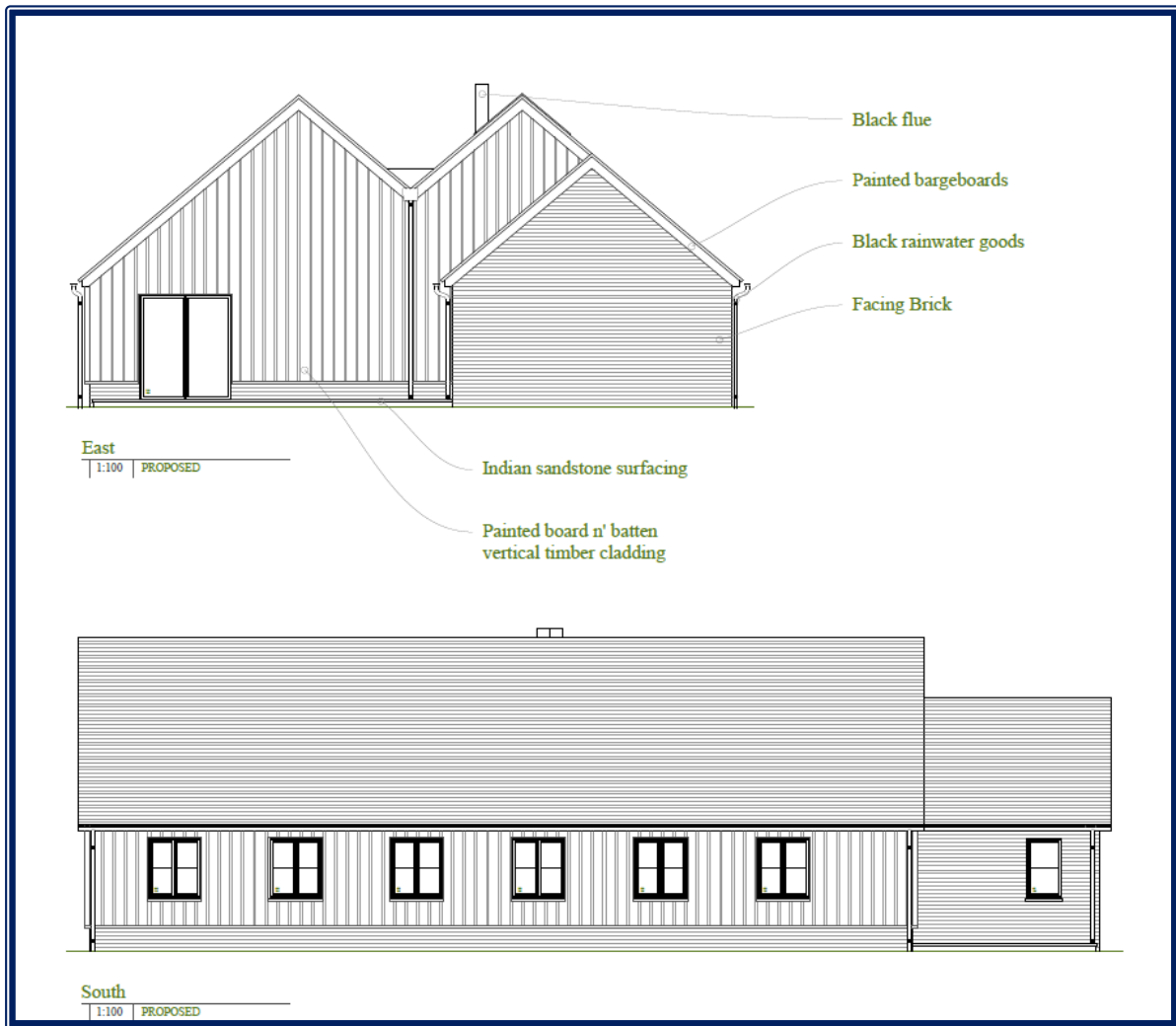


Figure 4: Proposed Elevations

- 4.4 The proposed design is considered to be in keeping with the setting, and the overall scale would be comparable to existing development within the immediate vicinity, and appropriate in terms of the size of the plot, as per the previous prior approval. Additional garden space would be provided to the north of the site within the red line area.
- 4.5 The proposed development is considered to be appropriately separated from neighbouring properties to avoid any impact on amenity and would provide a good level of accommodation for future occupiers. Sufficient parking would also be provided, with the development served by an existing access from Fryern Road to the west.

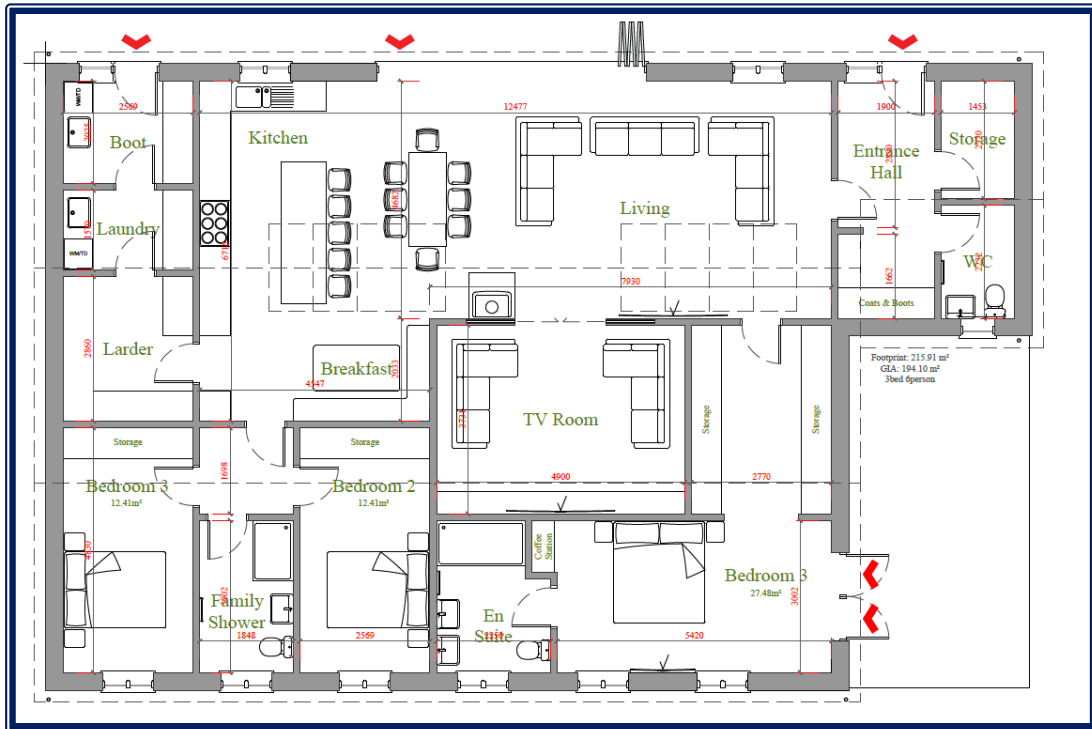


Figure 5: Proposed Floor Plan

## 5. Planning Policy

### National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives which are – economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11 (d)).

Horsham District Planning Framework (HDPF) (2015)

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry limited to no weight in decision-making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out of date'. In addition, the situation with the new local plan remains uncertain at the time of submission of this application.
- 5.6 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision-making.
- 5.7 While considered to be out of date, the main HDPF policies relevant to this application are as follows:
- Policy 1 - Strategic Policy: Sustainable Development
  - Policy 2 - Strategic Policy: Strategic Development
  - Policy 3 - Strategic Policy: Development Hierarchy
  - Policy 4 - Strategic Policy: Settlement Expansion
  - Policy 15 - Strategic Policy: Housing Provision
  - Policy 16 - Strategic Policy: Meeting Local Housing Needs
  - Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
  - Policy 26 - Strategic Policy: Countryside Protection
  - Policy 27 - Settlement Coalescence
  - Policy 31 - Green Infrastructure and Biodiversity
  - Policy 32 - Strategic Policy: The Quality of New Development
  - Policy 33 - Development Principles
  - Policy 35 - Strategic Policy: Climate Change
  - Policy 36 - Strategic Policy: Appropriate Energy Use
  - Policy 37 - Sustainable Construction

- Policy 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 – Parking

Storrington, Sullington & Washington Neighbourhood Plan (2019)

5.8 While also considered to be out of date, the Neighbourhood Plan policies relevant to this application are as follows:

- Policy 1: A Spatial Plan for the Parishes
- Policy 8: Countryside Protection
- Policy 9: Green Gap
- Policy 14: Design
- Policy 17: Traffic & Transport

Planning Advice Note(s) (PAN)

5.9 Relevant PANs to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

## **6. Planning Considerations**

Principle of Development

6.1 The HDPF spatial development strategy as contained within policies 2, 3 & 4 directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.

6.2 The site is located outside of the built-up area and is not allocated within Horsham's adopted development plan (comprising in this case the HDPF and the Storrington, Sullington and Washington Neighbourhood Plan), noting again that these are now out of date. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF.

- 6.3 In addition, the site is also not in an isolated location, therefore the opportunities afforded by Paragraph 84 of the NPPF do not apply in this instance. Notwithstanding the above, the Council is currently unable to demonstrate a five-year housing land supply, with the latest Authority Monitoring Report (December 2025) detailing a supply of only 1.7 years. Therefore, the tilted balance contained in Paragraph 11(d) of the NPPF is engaged.
- 6.4 While the Council has submitted the New Horsham District Local Plan for examination, as detailed above, the situation with this remains uncertain. As such, the weight given to the above policies and the New Local Plan is therefore limited to none at this stage.
- 6.5 In addition to the above, and as set out at paragraphs 3.1 and 3.2, the existing building on site benefits from Class Q Prior Approval permission under planning reference DC/25/0434, which established that 1no dwelling, with a large rear extension, can be created in this location. This is a significant material consideration in the determination of this current planning application.
- 6.6 In addition, the Prior Approval permission has been shown to be water neutral and the pre-commencement condition(s) attached to application reference DC/25/0434 have been discharged, which allows the prior approval consent to be implemented. The presence of the Prior Approval to create 1no dwelling on the site, which could still be implemented, represents a viable and realistic fall-back position, were the current application to be refused. A refusal of the current application would not therefore prevent the introduction of a dwelling outside of the defined built-up area boundary.
- 6.7 The proposed development seeks to improve the quality of the development for future occupiers through an enhanced design and appearance when compared to the extended building under the prior approval consent. The proposal seeks to improve the quality of the dwelling through the use of higher quality materials and design, which would consequently improve the internal living spaces and appearance of the resulting building.
- 6.8 These elements would result in social benefits that would improve the environment and quality of accommodation for future occupiers, and this benefit is considered to be of weight in the assessment of the current application. It is also noted that the applicant has confirmed that they would implement the fall-back application should this application not be approved.

- 6.9 It is therefore considered that refusal of the application on the basis of the conflict with Policies 4 and 26 of the HDPF would not be warranted and would not prevent a dwelling from being created on the site, given the fall-back position as set out above. On this basis, the principle of development is considered acceptable.
- 6.10 Lastly, it is noted that there are a number of recent decisions which have granted residential developments outside of the defined built-up areas. Examples include reference numbers DC/22/0495 and DC/22/2250 which each sought permission for 1no dwelling and were granted at appeal in August 2023 and March 2024 respectively, and DC/23/2278 which sought permission for 8no dwellings and was granted by the Council's planning committee in April 2024.
- 6.11 The Inspector within the appeal decision in relation to application reference DC/22/0495 states "I have attached limited weight to the conflict with HDPF Policy 26 in respect of development outside of built-up area boundaries. The housing shortfall dictates that those boundaries are out of date. I consider that some weight can still be given to the strategy set out within HDPF Policy 2, in terms of the general locations of new development, but the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse planning permission".
- 6.12 The above examples clearly show that notwithstanding the distances to the respective settlement boundaries, these boundaries are now considered to be out of date given the lack of 5-year housing supply. Therefore, the tilted balance is engaged and the principle of residential development in this location is acceptable.
- 6.13 While it is acknowledged that every application and site context should be considered on its own merits, taking into account the current situation of the Council in terms of its 5-year housing supply and the above examples, there is an expectation that a consistent approach is applied to decision making.
- 6.14 1no additional dwelling would contribute towards the much-needed supply of houses. Small sites can often be built out relatively quickly and there would be economic benefits arising from construction and spend in the local economy. Although these benefits are tempered by the small contribution that 1no dwelling would make in the context of the current circumstances, the additional dwelling would be valuable.

- 6.15 In summary, given the lack of a 5-year housing supply, the realistic and viable fall-back position and relevant recent examples of housing developments permitted outside of settlement boundaries, the principle of residential development is therefore acceptable.

#### Design and Appearance

- 6.16 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.
- 6.17 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.18 As detailed within the submitted plans, the resulting design of the dwelling permitted under the prior approval consent, application reference DC/25/0434, with a large mono pitched roof rear extension, is not considered to be of any architectural merit or interest. The design of the proposed conversion works to form a dwelling under the current application, would take its cues from the surrounding rural character, appearing as a rural barn-style conversion. Window and door openings have been kept to a minimum, with the design features appearing agricultural in character, ensuring that the proposal does not appear overly domestic and would not have an urbanising impact, as considered under planning reference DC/19/2433.
- 6.19 The proposed materials to the walls and roof would be appropriate in this context and would be similar to that approved under planning reference DC/25/0779, located in close proximity to the site, as detailed under section 2 of this statement. Given the existing fall-back as set out above, and the appropriate design sought under this current application, it is considered that the proposal would not have a detrimental effect on the green gap between Storrington and West Chilington.

- 6.20 The proposals include the provision of modest handstanding / patio areas to serve the dwelling. It is noted that these areas are already hard surfaces. This is also the case for the area to the rear of the building where the proposed rear extension to the building is sited, as confirmed under the fall-back application, reference DC/25/0434. It is also highlighted that the proposed footprint would not encroach beyond the footprint of the existing building as existing and the rear extension approved under the above referenced application.
- 6.21 The resulting design of the building, overall, is considered to be a marked improvement when compared to the design of the dwelling permitted under the fall-back application, reference DC/25/0434. The proposed design is considered to be in keeping with the setting and the overall scale would be comparable to existing development within the immediate vicinity, and appropriate in terms of the size of the plot. As such, it is not considered that the proposed development would result in harm to the countryside location which would justify a reason to refuse this current application. Notwithstanding the above, even if some harm is identified in this regard, given the current design and appearance, this would not be considered to result in a strong reason to warrant refusal, as set out within Paragraph 11(d) of the NPPF.
- 6.22 Additional planting is proposed, and the applicant would be happy with a landscaping condition to be attached to any permission which requires full details of measures that would result in a further enhancement to the site, when compared to the previously approved scheme.
- 6.23 The proposed development would result in a higher quality development when compared to the previously approved application, and would appropriately reflect the character and visual amenities of the countryside location. Overall, the proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

#### Neighbouring Amenity

- 6.24 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. Given the relationship of the existing building and resulting design, as indicated on the site plan provided, with neighbouring properties, it is considered that the proposals would not have a detrimental impact in terms of overlooking, overbearing impact or loss of light to neighbouring residential properties.

- 6.25 Appropriate garden areas would be provided for the proposed dwelling which would provide adequate external amenity space for future occupiers. This is considered to be an enhancement when compared to the fall-back position, where no external amenity space would be provided.
- 6.26 The application is therefore considered to be acceptable in this regard, in accordance with Policy 33 of the HDPF.

#### Parking and Highways

- 6.27 Policies 40 and 41 of the Horsham District Planning Framework relate to transport and parking, and state that more transport choice including community transport where appropriate will be encouraged, as well as a reduction in private car use and greater accessibility to more sustainable modes of transport. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- 6.28 The plans indicate that the proposals would be served by an existing access to the site, and as such, no highway safety concerns would be apparent. Given the existing fall-back position where no dwelling could be provided, the provision of no dwelling would not result in a marked increase in trips to and from the site which would be detrimental to the function of the highway network.
- 6.29 Sufficient space for parking would be provided on site, and overall, the proposals would be acceptable in this regard, in accordance with Policies 40 and 41 of the HDPF.

#### Ecological and Biodiversity Considerations / Enhancements

- 6.30 Policy 31 of the HDPF states that –
- “Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks”.

- 6.31 The application is supported by a detailed Preliminary Ecological Assessment (PEA). The submitted ecological information outlines that overall, the proposals would not have a detrimental impact on protected habitats or species with mitigation and enhancement measures proposed.
- 6.32 As such, the submitted details provided and to be provided, indicate that there would be no detrimental impact on habitats or protected species, in accordance with Policy 31 of the HDPF.

## **7. Summary and Conclusion**

- 7.1 Overall, given the position of the Council with regard to its 5-year housing supply, the viable and realistic fall-back position and recent decisions relating to residential development outside of built-up areas, the proposal represents an appropriate form of development in this location.
- 7.2 The proposals would be acceptable in terms of design and impact on the setting, and would not appear prominently within this context, resulting in an enhancement in terms of design and appearance when compared to the fall-back position.
- 7.3 The proposals would also be acceptable when considered against all other material matters, as detailed within this statement and supporting information.
- 7.4 As such, while now considered to be out of date, the proposals would be in accordance with Policies 4, 25, 26, 31, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant planning permission accordingly.