DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2092
Land North of Bramble Barn, Bramble Lane, Thakeham, Pulborough, West Sussex, RH20 3DZ

DESCRIPTION:
Prior Notification for the erection of an agricultural barn for storage

RELEVANT PLANNING HISTORY:
None relevant

SITE AND SURROUNDINGS:
Land at Bramble Lane lies to the north of Bramble Lane. The permanent pastureland is estimated at around 7.4 acres land at Bramble Lane. The site is located within a rural location, outside any built-up boundary, surrounded by farms and individually designed dwellings.

DETAILED DESCRIPTION:
This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether the prior approval of the Council is required in respect of the siting, design and appearance of the proposed barn.

The barn would be approximately 30.5m in length, 9.1m in width with four bay divisions for the storage of hay, hard feed, and plant storage. The height to the ridge of the building would be approximately 6.7m. The roof will comprise of a green metal profile cladding, the external materials of the building will be Yorkshire boarding with a brick upstand.

RELEVANT PLANNING POLICIES
National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 26 - Strategic Policy: Countryside Protection
Policy 33 - Development Principles

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
WSCC Public Right of Way: *(re-consultation comments received 08.03.2024)* No Objection, satisfied the updated location of the agricultural building does not infringe upon the definitive line of Footpath 2399. Note that no new structures, such as gates, may be added to the line of the PRoW without prior authorisation of WSCC as Highway Authority.

Fire and Rescue: Informative provided

Parish Comments:
None received

Representations:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT
The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted Development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to *"the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (k).

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) comprises *"the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".*

The proposed development would measure to a total floor area of 286sqm and would be surrounded by agricultural land. The submission sets out that the proposed building on the holding would be used throughout the year for an agricultural use in connection with the use of the wider farm land and other farm land within the applicant's ownership. Historically the land has been managed by grazing and periodic cutting of hay. The grass on the land requires management. On the basis of the information provided there are no reasons to dispute that the agricultural building is not reasonably necessary for the agricultural business.

Siting, Design, and Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted

development to determine whether prior approval is required for the siting, design and external appearance.

The scale of the proposed barn represents a relatively large addition to the site and would site close to a Public Right of Way. As part of the prior notification process the siting of the building has been demonstrated as not infringing upon the definitive line of Footpath 2399.

The design and external appearance is what would be expected for an agricultural building, taking into account the specific nature of the intended use, and its presence in the location proposed would not appear uncharacteristic or unsightly in this rural location. The materials are similarly considered acceptable. The siting, design and external appearance of the building is therefore considered acceptable.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agricultural. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons it is recommended that Prior Approval is Required and Permitted.

Recommendation: Prior Approval Required and PERMITTED

Plans list for: DC/23/2092
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	As proposed	NONE	17.11.2023
Floor plan	As proposed	NONE	17.11.2023
Location plan	Land at West Wantley	NONE	17.11.2023
Design & Access Statement	Planning	NONE	17.11.2023
Site plan		NONE	20.02.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 11.07.2024

Authorising Officer sign/initial Guy Everest Date: 11.07.2024