

Class Q Development - Objection No Ref DC/26/0502

Date Wed 01/04/2026 12:12 PM



From : Terence Bown. Westering Bines Green RH13 8EH.

Subject: Formal Objection to Proposed Development at Stanford Farm, Ashurst (RH13 8EH)

The Submitted Layout Plan is for 6 Houses but the Application says 5 Houses, the West boundary is possibly incorrect and 1 House is 2 story, application says 1 story.

To the Planning Department. Application No Ref DC/26/0502

Dear Sirs,

I am writing to formally object to the proposed development at Stanford Farm. This application fails to meet the criteria for a Class Q permitted conversion and contravenes several key policies within the Horsham District Planning Framework (HDPF), notably Policies 26, 28, 32, and 33.

- **Loss of Agricultural Utility:** Since the land and buildings are "still capable of being a working farm," converting them permanently to residential use is impractical for the long-term viability of the agricultural potential. (Class Q.2 Test)
- **1. Failure to Meet Class Q Criteria (Rebuild vs Conversion)**
Under the General Permitted Development Order (GPDO), a building must be structurally capable of conversion. The "tin" barns in question are lightweight, corrugated sheet agricultural units, without substantial structural frames.
- **The "Discrete Threshold":** The Court ruled that "conversion" is a freestanding requirement. If a proposal is deemed a rebuild, it fails immediately, regardless of whether it meets other technical Class Q criteria.
- The submitted plans propose "box-in-a-box" design buildings of a complete, self-supporting timber-clad dwelling inside the existing shell. Under the precedent set by *Hibbitt v SSCLG* [2016], this approach is a clear admission that the original building is a "skeletal and minimalist" structure incapable of being converted in its own right. By incorporating self-supporting timber/steel frame, the applicant is effectively "starting afresh." The existing tin barn provides no structural or thermal utility; it acts merely as a decorative shroud for new-build housing. As the High Court established, if a building requires such extensive new structural elements, it fails the "discrete threshold" of a conversion and represents a prohibited "rebuild."
- **Local Refused Applications.**
- Planning Application No DC/15/2326 - extra Bedroom Refused - Out of Character with locality RH13 8EH.

- Planning Application No DC/24/0655 - Conversion Refused - Tin Barn - Not capable of conversion. Photos attached. RH13 8EQ.

• **2. Impact on Rural Character and Precedent : Policy 26 & 28**

The site lies outside the "built-up area boundary" in a sensitive rural location.

- **Policy 26:** Strictly limits new homes in the countryside. There has been no precedent for standalone domestic developments of this nature in Ashurst for generations; permitting this proposal would encourage the suburbanisation of the agricultural landscape and the Domestic '**Clutter**' that would be associated, Cars, Refuse Bins , External Lighting. Children's Bikes and Toys and the day to day living activities that would be normal for this type of development, significantly diminishing the "open characteristics" of this rural area situated on a Foot Path.
- **Remote Location RH13 8EH:** Developments that rely heavily on private car use without access to local services are frequently labeled "unsustainable" and refused, this proposal is within a no services area.
- **Policy 28:** Requires conversions to enhance local character. This proposal is out of character and follows a previously refused attempt (**DC/15/2326**) for an extra bedroom that was deemed inappropriate for the locality, and that was a Bedroom - not 6 Houses.

• **3. Inadequate Infrastructure and Amenity (Policy 33)**

The plans show a significant lack of essential infrastructure for six dwellings:

- **Parking:** While 12 spaces are shown, there is zero provision for visitors or delivery vehicles, which will lead to overspill and congestion on site.
- **Refuse/Recycling:** There is no provision for the storage of up to 24 bins (refuse, recycling, food, and garden waste).
- **Sewage Services:** The plans fail to show 6 sewerage treatment plants or the necessary service infrastructure.
- **Public Access:** The existing footpath remains blocked.
- **Biodiversity Assessment :** Preliminary Ecological Appraisal (PEA) is required for this proposal.
- **Domestic Heating Oil Storage:** No provision for 6 Storage Tanks.

• **4. Water (Neutrality ?)**

Stanford Farm is within the Sussex North Water Supply Zone. The applicant has failed to demonstrate that the local supply can facilitate the extra 6 houses a near 100% increase in Bines Green, Ashurst domestic dwellings.

• **Quality of Design and Heritage (HDPF Policies 32 & 33)**

Policy 32 & 33: These policies demand high-quality design that complement the local character. The proposed "box-in-a-box" design is an architectural workaround that fails to reflect the heritage of the site, creating an alien residential form that does not "enhance or protect" the locally distinctive character. (horsham.moderngov.co.uk.)

- The application lacks a Lighting Impact Assessment, making it impossible to assess any harmful "sky glow" on the nearby South Downs International Dark Sky Reserve and on

- the nationally protected Bat and Owl species presently residing on the Farm. In the absence of a lighting plan, there is no evidence that 'light spill' or 'glare' will not disrupt these habitats. This would be a breach of the Conservation of Habitats and Species Regulations."
- The total absence of a lighting strategy violates HDC Policy 33 and SDNP Policy SD8, as it fails to mitigate light spill into the intrinsically dark landscape of the National Park."
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- Should this development be approved it will act as an invitation for all Farms to suburbanise their environment acting on a **Council Approved Precedence**.
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Conclusion

This application is a clear attempt to bypass standard planning restrictions by misusing Class Q permitted Development. Given the structural inadequacy of the barns and the failure to comply with HDPF Policies 26 and 33, I urge the Council to refuse this application.

[REDACTED]

[REDACTED] This objection had to be submitted today to comply with the 21 day rule for objections.

[REDACTED]

BN11 2PN

Application Number: DC/15/2326

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)

TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Kyles

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

First floor extension**West View Bines Green Partridge Green Horsham**

as shown on Plan and Application Number DC/15/2326 submitted to the Council on 29/10/2015. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed first floor extension, by reason of its scale, size, bulk and design, would not relate sympathetically with the existing building and would instead represent an overpowering and discordant addition, creating a prominent and visually intrusive feature that would be out of context with the existing character of the locality. The proposal would cause demonstrable harm to the character and appearance of the building and the wider visual amenities of the locality. The proposal is therefore **contrary to policies 26, 28, 32 and 33** of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Elevation & Floor plan Drwg no. JW/15/077 (E) Received: 14.10.2015

Elevation & Floor plan Drwg no. JW/15/077 (P) Received: 14.10.2015

Location plan Drwg no. Received: 29.10.2015

PLANNING ASSESSMENT:

The proposal seeks planning permission for a large first floor extension, which incorporates a flat roof and a flat roofed dormer.

Policy 26 states that outside built up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and support the need for agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use or;

enable the sustainable development of rural areas. In addition proposals must be of a scale appropriate to its countryside character and location, and would not lead, either individually or cumulatively to a significant increase in the overall level of activity in the countryside and protects and/or conserve, enhances key features and characteristics of the landscape character in which it is located.

Policy 28 states that outside the defined built up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. Extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling, (the cumulative impact of existing extensions will be taken into account). Any new build should have regard to the existing

The proposal would result in an extension that does not relate sympathetically with the host dwelling, or the surrounding buildings, creating an overpowering and visually discordant addition that would be visible from the wider surrounding area, thus causing demonstrable harm to its character and appearance of the countryside.

The visual impact of the bulk would be extenuated by the proposed design and detailing. The extension would introduce a flat roofed element and a flat roofed dormer, which is not characteristic of the host dwelling and which would draw attention to the bulk of the addition and which, due to the size and proportions, creates an incongruous addition, contrasting poorly with the existing dwelling.

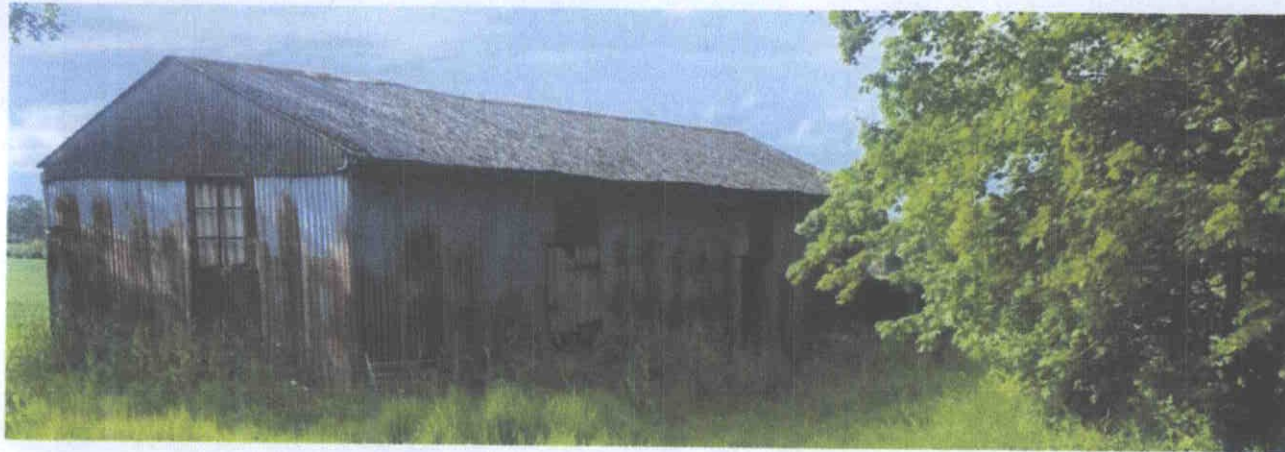
The current proposal is considered an inappropriate form of development due to its size, siting and design which is considered contrary to the aims of Council policy, causing material harm to the visual amenities and character of the area.

Due to the siting of the dwelling and the first floor addition having regard to its relationship with neighbours, it is considered that the proposed extension would not harm neighbouring amenity and would not result in a loss of daylight/sunlight or a loss of privacy.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed first floor extension, by reason of its scale, size, bulk and design, would not relate sympathetically with the existing building and would instead represent an overpowering and discordant addition, creating a prominent and visually intrusive feature that would be out of context with the existing character of the locality. The proposal would cause demonstrable harm to the character and appearance of the building and the wider visual amenities of the locality. The proposal is therefore contrary to policies 26, 28, 32 and 33 of the Horsham District Planning Framework (2015).



HDC - Application
DC/24/0655
REFUSED

RH13 BEQ

Picture B (The main part of the barn proposed for conversion)



iawpa.horsham.gov.uk



Haircuts

Google

Suggested Sites

Web Slice Gallery

mal disposab... UNIQLO

S.oliver...

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