
From: Justin Tyler <justin.tyler@southwater-pc.gov.uk>
Sent: 20 February 2023 15:14
To: Planning
Cc: Aaron Omeroglu; Luisa Masella
Subject: DC/23/0057 - Plot 1 Steel Framed Barn Oaklands Coltstaple Lane Horsham West Sussex RH13 9BB

Dear Planning,

Please find the recommendation from SPC in relation to DC/23/0057:

This application (DC/23/0057) relies on Class Q of the General Development Planning Order which permits agricultural buildings to be turned into residential buildings. Consent was granted under DC/14/2696 but this was only partially implemented. This consent still exists.

The following year, the applicant made a further application (DC/15/2440) which was refused on the following grounds;

“ The proposed residential development by reason of its isolated and unsustainable location, inappropriate modern residential appearance, and reliance on the private car to access local services and amenities would be detrimental to the character and wider landscape quality of the countryside and would fail to meet the sustainable development objectives. The development therefore would be contrary to Policy 3, Policy 26, Policy 32 and Policy 33 of the Horsham District Planning Framework 2015 and the National Planning Policy Framework 2012.”

This was appealed and the appeal failed. Thus these conditions still apply.

Consequently, the consent under DC/14/2694 still exists and could be completed.

However, the new DC/23/0057 scheme proposes the demolition of the barn and its replacement with two completely new houses. This does not relate to any conversion of a barn but simply two new houses in the countryside. And so, this proposal has no relevance to and cannot rely on the earlier consent.

Thus, the reasons for objecting to DC/15/2440 remain relevant as does the inspector's report to the appeal.

Interestingly the applicants are additionally relying on the earlier application (DC/14/2694) for water neutrality calculations which probably would only be relevant had this been fully implemented since the saving has to be real.

RECOMMENDATION

The grounds for refusing this current application (DC/23/0057) surely remain valid as those for DC/15/2440 together with its failed appeal.

Furthermore, it would appear that water neutrality has not been demonstrated.

Thus, the recommendation is OBJECTION.

Kind regards,



JUSTIN TYLER

EXECUTIVE OFFICER & RFO

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