Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1181
Hurston Street Farm, Hurston Lane, Storrington, West Sussex, RH20 4HF

DESCRIPTION:
Use of existing outbuilding as ancillary accommodation (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

None relevant.

SITE LOCATION & APPLICATION DESCRIPTION

The application relates to Hurston Street Farm, a detached two storey dwelling located on the eastern side of Hurston Lane. The main dwelling on site is a Grade II listed building. The site is not located with any defined built-up area boundaries and is therefore located in the countryside in policy terms. The site consists of a number of outbuildings. The outbuilding, subject of this application, is located approximately 5.26m away from the main dwellinghouse.

A Lawful Development Certificate is sought for the use of the existing outbuilding as ancillary accommodation in connection with the main dwellinghouse.

It is noted that 2 letters of representation were received supporting the application.

PLANNING ASSESSMENT

The main consideration is whether the proposed use would represent development which would fall within the definition of 'development' as set out in Section 55 of the Town and Country Planning Act 1990 (as amended).

Section 55(1) of the Town and Country Planning Act (as amended) defines development as "the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any *material change in the use* of any buildings or other land.

Section 55(1A) of the Act continues that "for the purposes of this Act "building operations" includes –

(a) demolition of buildings,
(b) rebuilding,
(c) structural alterations of or additions to buildings, and
(d) other operations normally undertaken by a person carrying on business as a builder."

Section 55(2) of the TCPA (as amended) outlines the operations or uses of land that shall not be taken for the purposes of the Act to involve development of the land. This includes at (a) the carrying out for the maintenance, improvement or other alteration of any building of works which: affect only the interior of the building, or do not materially affect the external appearance of the building.

The outbuilding is located approximately 5.26m from the main dwelling, adjacent to the garden area and parallel to the parking area. The outbuilding is a historic building on site, currently used for residential storage in association with the main residential dwelling. The outbuilding would have no external alterations, with the external elevations remaining as existing. Internally, the outbuilding/store areas would be subdivided to contain a kitchen/living area, 2 bedrooms, a bathroom and an outbuilding/store area. The outbuilding would be utilised as an annexe to provide ancillary accommodation for the applicant and owner of the site, also providing guest accommodation for friends and family. While the annexe accommodation would be physically self-contained, the address, electrical supply, mains and foul drainage and water supply would continue to be connected to the main dwellinghouse. Furthermore, given the close association to the main dwelling, there is little risk in the building being occupied independently from the main dwelling.

The outbuilding appears as part of the residential curtilage, forming part of the enclosed site boundaries. There are no conditions or restrictions with the outbuilding. Due to the location of the outbuilding in relation to the dwellinghouse, it is considered that there is a level of functional and physical linkage which would be sufficient for the use to remain incidental. The building is currently used for storage, which demonstrates a functional link between the two buildings. There would be no material change of use, and the functional relationship would remain the same as existing.

Conclusion

The main residence and overall site would continue to operate as a single planning unit, with the outbuilding serving an ancillary role. Therefore, the development would not constitute development defined under section 55 of the Town and Country Planning Act 1990.

**Recommendation: Application Permitted**

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

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**Plans list for: DC/25/1181**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | Planning | NONE | 18.07.2025 |
| Location plan | | 2025.467.03 | 18.07.2025 |
| Block plan | | 2025.467.04 | 18.07.2025 |
| Elevation & Floor plan | Proposed roof | 2025.467.04 | 18.07.2025 |
| Elevation & Floor plan | Existing roof | 2025.467.01 | 18.07.2025 |

**DELEGATED**

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|---|---|---|---|
| Case Officer sign/initial | Bethan Tinning | Date: | 30.12.2025 |
| Authorising Officer sign/initial | RHERMITAGE | Date: | 15.05.2026 |