
From: Planning
Sent: 01 September 2026 13:12
To: Planning
Subject: FW: Appeal 6012494 - Hole Barn Farm, Brighton Road, Henfield, West Sussex, BN5 9SU (DC/26/0274)

Categories: Appeals

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From: Julian Sharpe [REDACTED]
Sent: 25 August 2026 16:21
To: PADSplanning [REDACTED]
Subject: Re: Appeal 6012494 - Hole Barn Farm, Brighton Road, Henfield, West Sussex, BN5 9SU (DC/26/0274)

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Dear David,

NPPF comments requested by the Inspector

It is considered that the NPPF 2026 Policy S5 is of relevance to the appeal proposal, specifically the following provisions:

"c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building²⁵. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;
d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);"

With regard to the above it is submitted that the appeal proposal consists of the reuse of existing buildings (without there being a material change of use). The buildings are of permanent and substantial construction. There is no suggestion that they are not lawful in planning terms. The proposed extension is limited in scale (single storey, 20m², sited between two existing buildings) and should not be considered a disproportionate addition to the existing building (based on the date of

the framework). They have not been extended. The reason for refusal raises no concerns over the built form of the extension proposed. As a percentage increase the proposed extension would add just 26% more floorspace. Typically, such an increase would not be considered disproportionate.

The development would also comprise the development of previously developed land given that the proposal is sited within a garden outside of the built up area, factoring in the definition within the NPPF.

In addition, policy HO7: Meeting the need for homes is of relevance which states that "1. In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1." Policy HO1 specifically references "Older people".

In summary, the new NPPF is supportive of the proposal within this appeal.

Kind regards

Julian Sharpe

