Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0555
Shelleys Farm, The Oak Barn, Valewood Lane, Barns Green, West Sussex, RH13 0QJ

DESCRIPTION:

Change of Use and erection of a link extension to allow the conversion of existing outbuilding into habitable living space.

RELEVANT PLANNING HISTORY

DC/21/1506 FUL External alterations to building, including formation of new window and door openings (pursuant to prior approval for change of use from storage (B8) to dwellinghouse (C3) granted under ref: DC/18/0602) (Retrospective). Application Permitted 10-12-2021

DC/18/0602 PA3P Prior approval for change of use from storage (B8) to dwellinghouse (C3) Prior Approval Required and Permitted 26-06-2018

DC/17/2757 CPE Application to confirm the use of a barn for the storage of painting and decorating materials (class B8 use) for a continuous period in excess of ten years. (Certificate of Lawful Development - Existing) Application Permitted 22-02-2018

SITE AND SURROUNDS

The application site is within the existing farm holding of Shelleys Farm which is located to the southern side of Valewood Lane in Barns Green. The application site is not located within any defined built-up areas and is therefore considered to be located within the countryside. Shelleys Farm consists of various buildings including the main dwellinghouse, an annexe bungalow, 2no single storey similar sized timber-clad buildings (to which this application relates), stables and a sand school.

One of the single storey buildings the subject of this application has, in 2018, gained prior approval (required and permitted) for a change of use from storage (B8) to dwellinghouse (C3) and is a timber clad building containing two bedrooms, a bathroom and a living/dining/kitchen space. Retrospective permission was granted in 2021 for external alterations which consist of window and door openings alterations to the building. A front entrance door with vertical glazed panels to the front elevation (southeast) and window openings to the southeast, southwest and the rear (northwest) elevation which also features a pair of glazed French doors serving the living space. The building is timber clad, oak front door, windows are dark grey colour, and dark grey slate tiled roof.

DETAILED DESCRIPTION

The application is for the change of use and conversion of an existing outbuilding into habitable living space and erection of a link extension. The existing outbuilding is a single storey timber clad building which is adjacent to the main dwelling, 3m to the southeast. It is proposed through this application to be linked through a link extension to allow the conversion of this existing outbuilding into habitable living

space for ancillary use creating a living room, hobby room and tv room. Windows are to be inserted to each elevation to match existing with an external door to the southeast elevation.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
The Barns Green and Itchingfield Neighbourhood Plan is in progress to proceed to Referendum.
Policy 11 – Windfall Development
Policy 12 – Design of Housing

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:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:

No objections, but the buildings must remain ancillary to the main house.

Representations:

One neighbouring representation received in Support of the application

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

Principle of Development:

Policy 10 of the Horsham District Planning Framework (HDPF) states that proposals for the conversion of rural buildings to business and commercial use will be considered favourably over residential in the first instance.

Policy 26 deals with countryside protection and enhancement and 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 in addition meet one of the following criteria: support the needs of 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.

Policy 11 of the Barns Green and Itchingfield Neighbourhood Plan states that development proposals for residential development on identified sites within the built-up area boundary will be supported where proposals: are proportionate in scale; relate positively in design terms to the character of the area; and avoid unacceptable harm to the amenity of any existing dwelling on the site and to nearby properties.

The application is for the change of use and conversion of an existing outbuilding into habitable living space and erection of a link extension. The proposal seeks the extension to enable additional habitable living space for ancillary use creating a living room, hobby room and tv room because the Applicants now have children and they need some extra space.

The application seeks to convert an existing outbuilding located immediately adjacent to the existing dwelling, with the erection of a link extension. The proposal would provide additional ancillary accommodation, where the proposal is considered to be designed for the intended purposes and would not be inappropriate in the context of the rural countryside location. The scale of the building is considered appropriate to accommodate the needs generated and would not amount to a harmful overdevelopment of the site. As the proposed development would be utilised in association with the established activities, it would not be expected to significantly increase existing levels of activity at the site. The use of the building for business and commercial purposes would likely result in adverse impact to the amenities of the residential occupiers, and conversion of the building to residential use is therefore considered to be acceptable in principle, subject to all other material considerations.

Design and Appearance

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 12 of the Barns Green and Itchingfield Neighbourhood Plan states that development proposals shall, where possible and consistent with other policies in the plan, be of high quality design and layout; respect the character and scale of the surrounding buildings and landscape; and incorporate the use of local materials which are appropriate to the existing housing stock.

The proposed alterations would maintain the form and scale of the original buildings, with a 3m x 2.5m link between and while the related window and door openings would create a more domestic appearance, this is considered to be comparable to the existing converted dwelling. In addition, the

wider visual impact is limited. The proposed alterations are therefore considered to be of a design, form and scale which is appropriate to the character and appearance of the building / dwelling and would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Policy 12 of the Barns Green and Itchingfield Neighbourhood Plan states that development proposals shall not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security.

It is considered that the alterations and proposed link extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The amenity impacts are therefore acceptable and in accordance with the above policies.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials and finishes to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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.

Plans list for: DC/24/0555
(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	Existing Elevations	1856/23/P/05	09.04.2024
Floor plan	Existing Floor Plans	1856/23/P/04	09.04.2024
Elevation plan	Proposed Elevations	1856/23/P/03	09.04.2024
Floor plan	Proposed Floor Plans	1856/23/P/02	09.04.2024
Location & Block plan	Location and Block Plans	1856/23/P/01	09.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.10.2024

Authorising Officer sign/initial Tamara Dale Date: 07.10.2024