Horsham District Council

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Crays Barn

Address Line 1

Crays Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Goose Green

Postcode

RH20 2LR

Description of site location must be completed if postcode is not known:

Easting (x)

511298

Northing (y)

118164

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Holt

Company Name

Tri-Star Fire Ltd

Address

Address line 1

Crays Barn

Address line 2

Crays Lane

Address line 3

Town/City

Goose Green

County

West Sussex

Country

England

Postcode

RH20 2LR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Angus

Surname

Morrison

Company Name

New Form Architecture

Address

Address line 1

5 The Cairns

Address line 2

Charlestown

Address line 3

Town/City

Dunfermline

County

Country

United Kingdom

Postcode

KY11 3EP

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version. Otherwise you should continue through this application, which is based on the current legislation as amended.

☑ **I/We confirm that this application will use the permitted development right as it stood prior to 21 May 2024.** In confirming this, I/we understand that:
• The application must be received by the local authority by 20 May 2025 (the payment process on Planning Portal must be completed before the application will be submitted).
• The supplementary information template covering the pre-21 May 2024 eligibility criteria and information requirements must be downloaded, completed and attached as a supporting document.
• Failure to do either of the above could result in application being refused without the fee being refunded.

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

◯ Yes
⊘ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

◯ Yes
⊘ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

Formation of four 3-bedroom dwellings within the footprint of the existing barn, the internal area of each dwelling would be 120m2. Car parking has been provided at 2.2 spaces per property. Two car parking spaces are provided for each dwelling and one additional space for visitors. Spaces are positioned to the front of the house with access directly onto an existing access road that leads to the highway.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

All habitable rooms would benefit from windows and doors for natural light,¬ rooflights would provide additional light to these rooms as well as bathrooms and circulation space.

Will the building(s) be extended as part of the proposed development

◯ Yes
⊘ No

NOTE: If using the transitional provision to benefit from the permitted development rights as they stood prior to 21 May 2024, then extensions are not permitted, and you should answer 'No'.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:
• the installation or replacement of windows, doors, roofs, or exterior walls;
• the installation or replacement of water, drainage, electricity, gas or other services;
• partial demolition to the extent reasonably necessary to carry out the works listed above.

⊘ Yes
◯ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The proposed design will build out the external walls by 200 millimetres from the face of the existing barn structure to allow for a build-up of insulation, low-level brickwork and external timber cladding. Windows and doors of a traditional style are to be introduced to the east and West elevations. The existing corrugated fibre cement cladding to the roof is to be replaced with red clay tiles.

Please provide details of any transport and highways impacts and how these will be mitigated:

The application site is on the right-hand side of an existing access road linking Crays Barn and The lodge to Crays Lane. There is sufficient space for parking at the front of the barn connecting to the existing access road.

Please provide details of any noise impacts and how these will be mitigated:

The application site is situated centrally on a piece of land owned by the applicant, the only dwelling is located directly to the north of the site in which the applicant lives and there are no other private dwellings in the local vicinity. The work to the barn will only take place within regular working hours.

Please provide details of any contamination risks and how these will be mitigated:

There are no contamination risks.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is in flood zone 1.

Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Angus Morrison

Date

03/10/2024