Horsham District Council
Planning Department
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Mr DJ Smith
The Granary
Nutbourne Lane
Nutbourne
Pulborough
RH20 2HS

2nd May 2025

Reference: Construction of outbuilding at The Granary, Nutbourne Lane, Nutbourne, Pulborough, RH20 2HS

Dear Planning Department,

This application has been submitted via the Planning Portal under reference: PP-13996851.

Overview of The Granary

The Granary is a rural residential property and comprises of three land titles extending to approximately 2.75 acres. The Granary was originally built in the 18th century as part of a former farmstead which ceased usage during the 1970s. The Granary has been converted to full residential use and extended during the 1970s and 2004 to its' current size.

Outlined below are permitted historical planning applications related to The Granary:-

Reference	Date	Description
PL/35/76	14/07/1976	Convert existing disused granary into study/living/dining/bedroom
PL/49/86	20/05/1986	Alterations and extensions to dwelling
DC/04/1009	17/05/2004	Single-Storey rear extension

Development Proposal

I seek planning permission to build a 96m2 outbuilding (measuring 8m wide by 12m length internal floor space) located on the west and north side of The Granary within land title WSX355764 which forms part of The Granary. This land title measures approximately 0.25 acre (1012m2) and has been in constant residential usage as a mown lawn area since acquiring The Granary on the 28th November 2014. The land title is accessed from The Granary by the private tarmac drive as illustrated within the supplied Site Plan.

The land has a gentle incline (south-to-north) of approximately 5 degrees. To the south is the tarmac access drive which runs west-to-east into Nutbourne Lane. The tarmac drive has a gradually steeper incline commencing from approximately 5 degrees in the west to approximately 15 degrees as it progresses east towards Nutbourne Lane, which then runs downhill into Nutbourne village located approximately 1 mile to the south.

To the west and north there are open fields which form part of a neighbouring sheep farm which is bordered by stock fencing belonging to The Granary. The fields are in excess of 50 acres. To the east is a dwelling (Shepherds Thatch) which is bordered by closed board panel fencing belonging to the dwelling.

There is a small row of medium sized trees (holly, silver birch, hornbeam) on the north west border of the land title the majority of which reside within the land title. These trees will remain and will not be impacted by any development.

An image of the site as of 30th January 2025 is below:-



Outbuilding Construction & Design

The outbuilding construction will adhere to the following principles:-

- Eaves height up to 2.5m
- Roof apex height up to 4m
- Situated at least 2m from the west boundary
- Single storey only
- No living space

In terms of construction materials the plan is to use materials and architectural designs already present in the surrounding area, as follows:-

- Concrete slab foundation
- Initial brick courses with DPC to form the lower walls
- Timber framing sitting on top of the brick courses to form the upper walls
- The exterior walls are clad with rough sawn timber weather board
- The interior walls are clad with timber boards and planking
- The roof will be constructed with timber roof trusses / purlins / ridge beam
- The roof will be covered with galvanised steel traditional corrugated profile sheeting

- All doors will be timber framed, clad in vertical tongue and groove and hinged horizontally
- There will be no windows either in the walls or roofing
- Guttering, downpipes and water butts will be attached for rainwater harvesting
- Drainage will be into the surrounding soil and/or directed to a soak away

Overall the design will look similar to existing timber barns, timber stables, timber field shelters and timber garages in the area as denoted by the following photographs:-

Example of timber barns in the area





Siting of Outbuilding

The siting of the outbuilding will be within The Granary and to the west of the land title commencing 2m from the boundary fencing. This is denoted by the red rectangle in the enclosed Site and Location Plans. This position will ensure the outbuilding is predominately hidden from Nutbourne Lane (a single lane highway). The outbuilding will only be visible from inside The Granary and to the sheep grazing fields to the west and north (which has no direct public access, dwellings or buildings). The dwelling to the east (Shepherds Thatch) is bordered by a 2m high closed board panel fence and a number of tall trees and tall shrubs which block visible access into the land title. The dwelling has only one west facing bathroom window on the upper floor (installed with frosted glass) ensuring the outbuilding is not visible. A short hardstanding area will be created to the south of the outbuilding to provide vehicle access from the tarmac drive.

Outbuilding Usage

The purpose of the outbuilding is incidental to the enjoyment of The Granary. The outbuilding will serve multiples purposes including vehicle storage, cycle storage, indoor workshop, tool storage, grass cutting machinery and log store. The objective is to keep the outbuilding as flexible usage to cater for multiple uses overtime for current and future owners of The Granary.

It should be noted The Granary has no formal undercover storage facilities, indoor work space (workshop) or vehicle storage (garages). All vehicles currently have to reside within an open weather courtyard adjacent to Nutbourne Lane.

Outbuildings of this type and design are a common feature in this area ranging from formal garages, car ports and workshops. The great majority are visible from nearby highways. This

planning application seeks to construct an outbuilding which discretely blends into the existing landscape, using traditional building designs and located well beyond the single lane highway (Nutbourne Lane) to minimise its' presence.

Sustainability and Environmental Impact

Constructing one flexible usage outbuilding will keep the The Granary ordered in appearance rather than having multiple smaller outbuildings scattered throughout the The Granary, which may have different designs, materials and sizes depending upon their function. A single outbuilding will reduce environmental and sustainability impact, significantly reducing building materials used when compared with a multiple outbuilding approach as allowed using Permitted Development Rights.

Compliance with Planning Policies

Referring to the Horsham District Planning Framework (2015) and consideration of new developments I draw attention to the following:-

Parking – Policy 41

With consideration to Planning Policy 41, Part 2 of the Horsham District Planning Framework (2015) it states:

> *"2. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired."*

As outlined previously The Granary does not have any formal parking facilities (i.e. garages) for road transport vehicles. It should also be noted that there is no public transport or pedestrian access pavements to The Granary, as a result The Granary is only accessible by vehicles or cycles. The proposed outbuilding will allow vehicles and cycles to be parked securely undercover to meet the anticipated needs of the residents of The Granary.

The planning application should be considered acceptable within the objectives of Policy 41, Parking Part 2.

Development Principles – Policy 33

With consideration to Planning Policy 33, Part 2 through Part 5 of the Horsham District Planning Framework (2015) states:

> *"2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;"*
>
> *"3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant 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"*
>
> *"4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments"*

“5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate.”

The planning application adheres to this policy with the siting well within The Granary to ensure it is designed not to overlook, its size and design is sympathetic to the already built surroundings, landscape and routes within the adjoining site, the design is locally distinctive and respects the character of the surrounding area and will use high standards of building materials and finishes. Overall the proposed outbuilding design will blend in with The Granary and the surrounding area.

The planning application should be considered acceptable within the objective of Policy 33, Development Principles Parts 2 through 5.

Water Neutrality

No water services will be installed to the outbuilding, as a result, there is no impact to water supplies. As previously stated, the outbuilding will have guttering, down pipes and water butts installed for rain water harvesting (estimated capacity 800 litres). This water will be used to service the needs of garden watering throughout The Granary therefore reducing the need to use Southern Water supplies and creating a positive gain where currently rainfall is lost to grass lawn.

Conclusion

This planning application seeks permission for an outbuilding at The Granary. The request should be considered acceptable on the grounds of its design and intended flexible usage including vehicle storage, cycle storage, indoor workshop, tool storage, grass cutting machinery and log store. The objective is to keep the outbuilding as flexible usage to cater for multiple uses overtime for current and future owners of The Granary.

Should you have further questions or require further information to consider the planning request please contact me on the details supplied.

Application Documents

The following table outlines documents supplied with the application:-

Item	**Comments**
Location plan (scale 1:1250) with the site outlined in red and land titles of The Granary in blue.	Attached. Please see document Location_Plan_The_Granary_250505.pdf
Site plan (scale 1:500) with the site outlined in red.	Attached. Please see document Site_Plan_The_Granary_250505.pdf
Sketch drawings showing details of the proposal and dimensions. This includes:	
Floor plans for each floor of the building	Attached. Please see documents Outbuilding_Design_250505.pdf which contains both the floor plans and exterior designs and elevations.
Elevations showing the relation to any adjacent buildings.	There are no directly adjacent buildings as the site is an open space. Please refer to the Site Plan documents, site photos (page 3) and satellite image Google_Earth_WSX355764_20220323.png.

Position of access and/or existing access	Access is via the tarmac drive within The Granary. Please refer to the Site Plan and site photos (page 3).
Position of any trees that may or may not affected.	Trees are located on the north-west boundary. Please refer to the site photos of 30th January 2025 (page 3) and Site Plan documents.

Best regards,



David J Smith
The Granary
Nutbourne Lane
Nutbourne
Pulborough
RH20 2HS

Enclosed files:
1. Outbuilding_Design_250505.pdf
2. Location_Plan_The_Granary_250505.pdf
3. Site_Plan_The_Granary_250505.pdf
4. WSX355764_20250130_3.jpg
5. Google_Earth_WSX355764_20220323.png