



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1064

Woodhouse Farm, Wheatsheaf Road, Woodmancote, West Sussex, BN5 9BA

DESCRIPTION:

Prior Notification for Change of Use of Agricultural Building to 4no. dwellinghouses.

RELEVANT PLANNING HISTORY:

DC/22/0564	Prior notification for the erection of a barn for wood, machine and general farm storage.	Prior Approval Required and REFUSED on 12.04.2022
DC/23/1005	Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)	Prior Approval Required and PERMITTED on 06.07.2023
DISC/23/0162	Approval of details reserved by condition 3, 4 and 5 to approved application DC/19/2128	Application Refused on 22.09.2023
DC/24/0704	Prior Notification for Change of Use of Agricultural Building to 3No dwellinghouses (Class C3)	Prior Approval Required and PERMITTED on 01.07.2024
DC/24/1692	Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)	Prior Approval Required and PERMITTED on 20.12.2024
DISC/25/0056	Application for Approval of Details Reserved by Condition 1(a) to approved application DC/24/1692	Application Permitted on 14.05.2025
DC/25/0320	Prior Notification for Change of Use of Agricultural Building to 6no. dwellinghouses.	Prior Approval Required and REFUSED on 25.04.2025
DC/25/0375	Erection of an agricultural storage barn.	Application Permitted on 27.06.2025
HRA/25/0012	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/1692	Application Permitted on 18.11.2025
DC/25/1282	Variation of Condition 2 of previously approved application DC/25/0825 (Prior Notification for conversion of existing agricultural building to 6No. dwellinghouses) in relation to obscured glazing and windows.	Application Permitted on 26.11.2025
DISC/25/0255	Approval of details reserved by condition 1 (parts a and b only) to approved application DC/25/0825.	Application Permitted on 12.11.2025
DC/25/1367	Prior notification for the erection of an agricultural storage barn.	Prior Approval Required and PERMITTED on 20.10.2025
DISC/25/0400	Application for Approval of Details Reserved by Condition 1(c) and (d) to approved application DC/25/0825	Withdrawn Application on 05.03.2026

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to form 4no. 2-bed dwellings.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection
Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:**WSCC Highways:** Comment

The site is located off Wheatsheaf Road, a B-classified road subject to national speed limit in this location. Private access tracks, including parts of Public Footpaths HEN-2538 and WOM-2536, link the maintained highway to the application site.

An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions attributed to road layout within the vicinity of the existing access point onto Wheatsheaf Road. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Generally, the change of use from agricultural to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use.

The WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require seven car parking spaces. The plans demonstrate parking provision in accordance with this demand, with capacity for additional cars if required. There also appears to be sufficient space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so.

Southern Water: Comment

The proposed means of connecting the foul/surface water drainage disposal should be considered by the LPA. Further advice can be sought from Southern Water

Parish Comments:

No comment to make

Representations:

1 letter of objection received for the following reasons:

- Invalid due to the red line boundary.
- No suitable access and would share access with six dwellings approved under DC/25/0825, the existing houses and the farm traffic.
- The location and siting of the building would make an impractical and undesirable development, when including the cumulative other development in the surrounds.
- Concern that the development does not fall under Class Q, as it would contain gardens, parking spaces a, landscaping and fire appliances which would extend beyond a class Q.
- No structural report submitted.

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

The main issue is whether prior approval is required for the proposed change of use and conversion of the existing agricultural building to provide a single dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted development:

Q. Development consisting of—

- (a) a change of use –**
 - (i) a building that is part of an established agricultural unit and any land within that building's curtilage, or**
 - (ii) a former agricultural building that was (but no longer) part of an established agricultural unit and any land within that building's curtilage**

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,
- (b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or**
- (c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of the Schedule or to extend that building.**

Prior approval consent is sought to convert the existing agricultural building into 4 dwellings under Q(a) as above.

Development not permitted:

Q.1 Development is not permitted by Class Q if—

- (a) in the case of a site that is part of an established residential agricultural unit—**
 - (i) on 24th July 2023**

- (ii) where the site became part of an established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

n/a

- (b) in the case of a building that was (but is no longer) part of an agricultural unit —
 - (i) the site was part of an established agricultural unit on 24th July 2023,
 - (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or
 - (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose.

The applicant has advised that the site was recently purchased from the former owner in April of 2026. Therefore, the building has been severed from the wider agricultural unit. However, the building was part of the agricultural unit prior to the relevant date (as per (b)(ii)).

- (c) the floor space of any dwellinghouse under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

None of the dwellings would exceed 150sqm, with each dwelling consisting of approximately 77sqm.

- (d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see Paragraph Q.3(2) of this Part) would result in —
 - (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or
 - (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres.

The proposal would be in accordance with the above.

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

There is no evidence to indicate that the site is occupied under an agricultural tenancy.

- (f) less than 1 year before the date development begins—
 - (i) an agricultural tenancy over the site has been terminated, and
 - (ii) the termination was for the purpose of carrying out development under Class Q,

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

There is no evidence to indicate that the site was occupied under an agricultural tenancy.

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

An agricultural barn was built under prior notification (Part 6, Class A(a)) DC/25/1367 within the last 10 years, and it was erected while the application building formed part of the same established agricultural unit. The subsequent sale of the application building does not alter the fact that Part 6 development has been carried out on the established agricultural unit of which the building formed part during the relevant period.

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—**
 - (i) extension of the building allowed by paragraph Q.1(i);**
 - (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),**

The proposal would be in accordance with (h).

- (i) the development under Class Q(b) would result in an extension that—**
 - (i) has more than one storey,**
 - (ii) is sited anywhere other than to the rear of the existing building,**
 - (iii) extends beyond the rear wall of the existing building by more than 4 metres,**
 - (iv) has eaves the height of which exceed the height of the eaves of the existing building,**
 - (v) is higher than whichever is the lower of—**
 - (aa) the highest part of the roof of the existing building, or**
 - (bb) a height of 4 metres above the ground,**
 - (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or**
 - (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—**
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or**
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,**

The proposal would not result in an extension.

- (j) the development under Class Q(b) would consist of building operations other than—**
 - (i) the installation or replacement of—**
 - (aa) windows, doors, roofs, or exterior walls, or**
 - (bb) water, drainage, electricity, gas, or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and**
 - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);**

The concept of “conversion” is found in the overarching provisions of Class Q, and it thereby introduces a discrete threshold issue such that if a development does not amount to “conversion” then it fails at the first hurdle. A conversion is conceptually different to a rebuild. Nonetheless, it is recognised that the building must be capable of conversion to residential, with building operations allowed where “*reasonably necessary*” to enable this conversion.

A site visit was conducted and it was observed that the condition of the building subject to this current application, is that it would be considered structurally sound for the purpose of conversion. The proposed building operations are considered to be reasonably necessary for the purpose of the conversion.

- (k) the site is on article 2(3) land;**

The site is not on article 2(3) land.

- (l) the site is, or forms part of—**
 - (i) a site of special scientific interest;**
 - (ii) a safety hazard area;**
 - (iii) a military explosives storage area;**

The site is not within any of these areas.

(m) the site is, or contains, a scheduled monument; or

The site is not and does not contain a scheduled monument.

(n) the building is a listed building

The building is not a listed building

(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

The new buildings would be in accordance with the minimum requirements of the Nationally described space standards.

(p) the building does not have suitable existing access to a public highway.

The proposal would utilise the existing access to the public highway.

Conditions

Q.2—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impact of the development

The proposal would utilise the existing access. Following consultation with WSCC Highways as the Highways Authority, no objection to the proposal has been raised. It is noted that a revised block plan was accepted during the course of the application to remove the parking provision shown in the superseded plans. The parking has therefore been removed, however there is a large amount of hardstanding around the application site and in the locality such that there are no objections to the function or safety of the public highway network.

(b) noise impacts of the development

The wider surroundings are characterised by a mix of residential dwellings and other rural uses. While acknowledged that there is the potential for conflicts to arise through agricultural uses within the wider area, it is not considered that the proposed development itself would result in demonstrable harm to the amenities of surrounding residential properties.

(c) Contamination risks on the site

A Preliminary Contamination Risk Assessment has been submitted. Environmental Health have been consulted during the course of the application and have commented that they would require a Pre-Commencement condition. The body of the Preliminary Contamination Risk Assessment notes that no soil testing has occurred which would be necessary to conclude with certainty that there would be no potential adverse impact on human health. As such, it is considered that a suitably worded condition could be imposed if the application were approved.

(d) flooding risks on the site

The site lies outside of any designated Flood Zone.

- (e) **whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order**

There are a number of residential buildings in the surrounds such that there are no objections to the siting of the building in terms of it being undesirable.

- (f) **the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application**

The appearance of the new buildings would retain an agricultural barn like appearance such that there are no objections to the design.

- (g) **the provision of adequate natural light in all habitable rooms of the dwellinghouses.**

Each of the habitable rooms of the dwellinghouses would benefit from natural light.

Conclusion

Q.1 (g) outlines that development is not permitted if development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins. As discussed in the preceding sections of this report, an agricultural barn has been built under part 6 in recent years, within the ten years prior to the date of this application. Whilst it is noted that the current application site has undergone a change of ownership in 2026 such that it is separated from the original agricultural unit, it was still part of this unit when the development under part 6 occurred.

Recommendation: Application Refused

Reason:

- 1 The proposed development would not constitute permitted development under Class Q of Part 3, Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) as development under Class A(a) of Part 6, Schedule 2 of the Order, comprising the erection of a new agricultural building approved under reference DC/25/1367, has been carried out on the established agricultural unit within the period of 10 years preceding the commencement of development. Accordingly, the proposal fails to satisfy the requirements of paragraph Q.1(g) of Class Q and the proposed development does not benefit from the permitted development rights granted by the Order.

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/26/1064

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	25.09.2026
Block plan	Barn 2 Block Plan Landscaping & Parking	01B	25.09.2026
Floor plan	Barn 2 Proposed Floor Plans	02 REV B	03.07.2026
Elevation plan	Ban 2 Elevations	03 REV A	03.07.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 29.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 29.09.2026