Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1449
West Wantley Farm, Fryern Road, Storrington, West Sussex, RH20 4BJ

DESCRIPTION:
Prior notification for the demolition of existing outbuilding.

RELEVANT PLANNING HISTORY:

DC/22/2252	Demolition of existing barn and erection of replacement barn including change of use to storage (Use Class B8 excluding distribution)	Application Permitted on 28.02.2023
DC/23/0530	Prior Notification for change of use of an agricultural building to residential (Use Class C3) to form 1no dwellinghouse with associated operational development.	Prior Approval Required and REFUSED on 17.05.2023
DC/24/0424	Application to confirm the continuous use of a former agricultural building as a single dwellinghouse for a period in excess of four years (Lawful Development Certificate - Existing)	Application Permitted on 05.08.2024
DC/24/1408	Erection of a storage building (Class B8 Use Excluding Distribution).	Under Consideration

PLANNING ASSESSMENT
This application relates to the prior notification for the demolition of one rural outbuilding used for general storage within the wider application site of West Wantley Farm.

Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to any building operation consisting of the demolition of a building.

Article B.2(b) states that *"where the demolition does not fall within paragraph (a) and is not excluded demolition-*

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

(ii) An application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid."

The application has included a Cover letter which confirms that a site notice has been posted within the site during the application process and includes details as to how the building will be demolished.

Method of Demolition

The cover letter details the method of demolition which includes detail of the proposed demolition methods, working hours, removal of waste from the site, and measures to address potential asbestos.

The Method Statement also details the installation of protective fencing, and potential asbestos removal and details of machinery.

There are a number of rural outbuildings and residential dwellings within the vicinity and a menage. Given the dwelling's location in relation to the buildings to be demolished, their demolition may result in some temporary amenity harm through noise. However, given that the building to be demolished is not substantial in scale and the building is already in a dilapidated state, it would not be anticipated that the demolition phased would be over a prolonged period of time. The demolition will take place by hand, and the Cover letter details the proposed demolition would take place only during limited working hours. As such, the impact of the demolition would be temporary and not unacceptable in regard to the neighbouring properties.

Issues such as prolonged excessive dust or prolonged noise disturbance are not anticipated as a result of the work provided that suitable provisions are made, and it is not considered that the proposed demolition would affect the public highway.

Proposed Restoration of the Site:

The statement details that the concrete hard standings under the building will be retained. This is considered acceptable given the existing character of the site.

Ecology Impacts:

Regulation 9 of The Conservation of Habitats and Species Regulations 2010 states that *"the competent authority must exercise their functions which are relevant to nature conservation…so as to secure compliance with the requirements of the Directives".* Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions.

A licence from Natural England, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017, authorising the specified activity may be required. The Applicant is advised to liaise with Natural England directly.

Conclusion:

It is considered that the demolition works would not be detrimental to public health or the amenity of nearby residents, nor have an impact on the operation of the highway network. prior approval is not required and permitted subject to notes to the applicant relating to contamination and protected species that may be present within the building.

Recommendation: Prior Approval not Required

Wildlife and Countryside Act 1981
The Applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

The Conservation of Habitats and Species Regulations 2017
The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead may be required. The Applicant is advised to liaise with Natural England directly.
Public Right of Way

Plans list for: DC/24/1449
(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
Location plan		NONE	19.09.2024
Block plan		NONE	19.09.2024
Photos		NONE	19.09.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 10/10/2024

Authorising Officer sign/initial Guy Everest Date: 16.10.2024