



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/26/0274

Hole Barn Farm, Brighton Road, Henfield, West Sussex, BN5 9SU

**DESCRIPTION:**

Single storey infill extension and conversion of garage into annexe accommodation including 1 no. bedroom, lounge, kitchen and bathroom.

**RELEVANT PLANNING HISTORY:**

|            |                                                                                          |                                                     |
|------------|------------------------------------------------------------------------------------------|-----------------------------------------------------|
| DC/23/0851 | Prior notification for the erection of 2no. agricultural barns for storage.              | Prior Approval Not Required on 28.06.2023           |
| DC/23/1510 | Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse. | Prior Approval Required and PERMITTED on 21.09.2023 |
| DC/23/1511 | Prior notification for the demolition of an agricultural outbuilding                     | Prior Approval Not Required on 31.08.2023           |

**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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

**Woodmancote Parish Neighbourhood Plan 2016-2031**

Policy 3 Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

**Parish Design Statement:**

None

**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](http://www.horsham.gov.uk).

**Consultations:**

**Newt Officer:** It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, and due to the onsite waterbody, I recommend that the following informative should be attached to planning consent.

**Arboricultural Officer:** The development proposals at the property do not appear to adversely impact any trees of significant merit or landscape value when viewed from within the public domain. As such, no Arboricultural concerns are raised with the scheme.

**Conservation Officer:** No objection

**Southern Water:** Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Parish Comments:

None received

Representations:

None received

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 application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

**Principle / Character and Appearance**

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek 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 3 of the Woodmancote Parish Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to

existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings, and is appropriate to the plot size.

The proposal seeks planning permission for the single storey infill extension and conversion of garage into annexe accommodation including 1 no. bedroom, lounge, kitchen and bathroom.

It is acknowledged that Hole Barn Farm is not listed but does include converted historic agricultural buildings associated with the listed farmhouse, Hole Farm. In this case, it is viewed satisfactory that the more intensive conversion of the small historic barn will lead to its conservation in the long term. The conversion of the modern garage is also acceptable in terms of impact to the neighbouring listed farmhouse. The Council's Conservation Officer would like more information with regard to the design and build of the flat roof link and in the event that the application was approved planning conditions have been suggested to facilitate this.

However, there are concerns with enclosing the existing courtyard and linking the two separate outbuildings which would create a substantially large outbuilding, which would be disproportionate to the size of the dwelling it serves. Furthermore, the resultant outbuilding would be fully equipped with a living area, kitchen, snug, WC and 1 no. en-suite bedroom. It is viewed that the level of internal facilities proposed within the structure would be capable of independent self-contained accommodation, with no dependency on the facilities within the main dwelling. Therefore, it is judged that resultant outbuilding would not serve as an ancillary accommodation to the main dwelling.

As a matter of fact and degree, it is considered that the proposal, by reason of its scale, size and design is tantamount to the creation of a new and separate dwelling. As such the development would amount to negative impacts on the character of the area and the residential amenity of the neighbouring properties, in contrary to the abovementioned policies.

It is considered that what is proposed, on balance, and as a matter of fact and degree, would be able to function as a separate and independent dwelling. Given the capability that the building could be occupied as a separate and independent dwelling, it is not considered that a condition requiring ancillary occupation of the annexe to address the unacceptable impacts of the development would be effective and enforceable in this case. Policy 26 of the HDPF, which seeks to protect the countryside from inappropriate development, permits only certain categories of development, including those with an essential need in agriculture or forestry and other uses which need to be located in the countryside. The application, as proposed, does not fall within any of the categories of development resulting in a conflict with policies 2, 3, 4 and 26 of the HDPF.

The proposed annexe could easily be occupied as a separate unit of accommodation independent of the main dwellinghouse, and the plot subdivided to create a separate garden area for use by occupiers of the unit. The occupation of the unit as such would be tantamount to the creation of a dwelling and would isolated from nearby settlements and with future occupiers dependent upon the use of private vehicles to access everyday services and facilities. As the proposed development is located outside of the defined built-up area of a settlement, on a site not allocated within the Development Plan or within a made Neighbourhood Plan, and not essential to the countryside location, it would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within the main settlements, and would not be essential to its countryside location, contrary to policies 2, 3, and 26 of the HDPF.

### **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.

Due to the scale and design of the development, the proposal could be constructed and used as a separate dwelling unit, thereby having negative impacts on the character of the area and the residential amenity of the neighbouring properties. Therefore, it is viewed that the proposal would likely to negatively impact the amenities of the surrounding neighbours in contrary to the above policy.

### **Water Neutrality**

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

### **Biodiversity Net Gain**

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

### **Conclusion**

The proposal is considered to be contrary with the above-mentioned policies and guidance therefore the development is recommended for refusal.

### **Recommendation: Application Refused**

#### **Reason for Refusal:**

- 1 The proposed extension to and conversion of the outbuilding to an annexe would be able to function as a separate and independent dwelling unit and would be tantamount to the creation of a new dwelling in a countryside location. The dwelling is located outside of any defined built-up area, on a site not allocated within the Development Plan or within a made Neighbourhood Plan and it has not been demonstrated that it is essential to its countryside location. The self-contained unit of accommodation would be contrary to the overarching spatial strategy and

hierarchy approach of concentrating development within the main settlements and would create a reliance on private vehicles for access to everyday services and facilities. The development is therefore contrary to Policies 2, 3 and 26 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.

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#### **Plans list for: DC/26/0274**

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

| <b>Plan Type</b>      | <b>Description</b>                        | <b>Drawing Number</b> | <b>Received Date</b> |
|-----------------------|-------------------------------------------|-----------------------|----------------------|
| Location & Block plan | and Existing garage Ground floor and Roof | 01                    | 17.02.2026           |
| Elevation plan        | Existing garage                           | 02                    | 17.02.2026           |
| Floor plan            | Proposed and roof                         | 03                    | 17.02.2026           |
| Elevation plan        | Proposed                                  | 04                    | 17.02.2026           |
| Supporting Statement  | BNG                                       | NONE                  | 17.02.2026           |

#### **DELEGATED**

Case Officer sign/initial      Halima Chowdhury      Date: 16.04.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 01.05.2026