DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1078
Trenchmore Farm, Burnthouse Lane, Cowfold, West Sussex, RH13 8DG

DESCRIPTION:
Prior Notification for the erection of a covered feed passage / walkway between two existing agricultural buildings.

RELEVANT PLANNING HISTORY:

DC/18/1089	Erection of an end extension to an existing agricultural general purpose building	Application Permitted on 30.07.2018
DC/18/1379	Erection of an agricultural livestock building incorporating a muck midden.	Application Permitted on 21.08.2018
DC/18/1886	Erection of a single storey extension to existing agricultural workshop and general purpose building.	Application Permitted on 26.10.2018
DC/19/2435	Erection of a two storey agricultural workers dwelling and retention of existing log cabin.	Application Permitted on 27.03.2020
DC/20/1254	Erection of an agricultural storage building	Application Permitted on 27.08.2020
DC/23/0616	Prior notification for the erection of a side extension to an existing agricultural general purpose building.	Prior Approval Not Required on 02.05.2023

SITE AND SURROUNDINGS:
The application site comprises an agricultural unit located to the east of Burnthouse Lane, Cowfold. The site is accessed via a small road that leads into a courtyard with a round house with the development site located behind. The wider surroundings are characterised by agricultural fields.

DETAILED DESCRIPTION:
This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether the prior approval of the Council is required in respect of the siting, design and appearance of the proposed barn.

A roof is to be erected between the two existing barns approx. 55m in length, 15m in width to create one large massing. The height to the ridge of the new roof would be 6.5m. This would give the large barn structure a staggered roof height.

The roof will comprise of grey fibre cement sheets, with roof lights running the full length of the roof (10 either side). The roof materials are to be fibre cement board in a dark green colour to match the existing colour of the two existing barns.

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

REPRESENTATIONS:
Parish Council: Support the application.

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 development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted Development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to *"the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (k).

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) *"comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".*

The proposed development would measure total area of 760m^2 and give the barn a total footprint of 3380m^2. The barn has been previously extended in the last 2 years under DC/23/0616 (Prior notification for the erection of a side extension to an existing agricultural general purpose building). This work, which was not built in accordance with approved plans, represented an addition of 505m^2 in the last 2 years. The current scheme would not exceed the relevant floorspace limitation being less than the limit of 1500m^2 (760m^2 + 505mm^2 = 1265m^2).

The submission sets out that the purpose of the barn is to provide a covered walkway between two existing barns. An additional purpose of the barn is to provide a covered feed passage between the barns. On the basis of the information provided, it is considered that the proposed agricultural building is reasonable necessary for the agricultural business and would not be used to house livestock.

Siting, Design, and Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design and external appearance.

The scale of the proposed barn represents a large addition to the site but within the existing built-form and would not appear isolated or detached. The siting is therefore considered acceptable. The design and external appearance is what would be expected for an agricultural building with the materials similarly considered acceptable.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agricultural. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons it is recommended that Prior Approval is Not Required.

Recommendation: Prior Approval Required and Permitted

Plans list for: DC/24/1078
(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	15.07.2024
Elevation plan	North and South, as existing	KNO-EL-01 REV. A	08.08.2024
Roof plan	As proposed	KNO-RP-01 REV. A	08.08.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 30/08/2024

Authorising Officer sign/initial Guy Everest Date: 06.09.2024