PRIOR NOTIFICATION APPLICATION IN RESPECT OF:

SIR ROBERTS FARM, GOOSE GREEN LANE, GOOSE GREEN, PULBOROUGH RH20 2LW

This statement is made pursuant to paragraph A.4. of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended, the "**GPDO**").

This statement should be read in conjunction with the submitted application and drawings.

1. DESCRIPTION OF SITE

Sir Robert's Farm, outlined red in Figure 1 (the **"Property"**), is a holding of approximately 5.26ha/13ac comprising grass paddocks, woodland and buildings. It is located to the North-East side of the B2133 Goose Green Lane, approximately 200m to the North-East of the junction with Cray's Lane.

1.1. The Existing Buildings and Planning History

The existing buildings on the Property comprise (numbers correspond to numbered buildings in Figure 1):

1. **Sir Robert's Bungalow** - A Use Class C3 dwelling house. The building comprises a pitched roof single storey bungalow of timber construction and a flat roofed extension. The accommodation comprises 4 bedrooms, 2 bathrooms, living room and kitchen. It has an approximate gross external area of 119.6m². In this document, this building is referred to as the "**Bungalow**". The Bungalow has prior approval for the addition of a second story under Class AA of the GPDO (application ref. DC/24/1295).

2. **Sir Robert's Cottage** - A Use Class C3 dwelling house. The building comprises a pitched roof single storey bungalow. The accommodation comprises a combined living room/kitchen, one bedroom and one bathroom. It has an approximate gross external area of 45.0m².

3. **Sussex Barn** - An L-shaped traditional barn of timber construction with masonry infill and weatherboard cladding with a clay tiled roof. The Sussex Barn has full planning permission under Ref. DC/23/1546 for conversion to a three-bedroom residential dwelling.

4. **Workshop** - The building comprises a timber shed with a corrugated roof and a concrete floor. The building measures 5.5m x 17.4m and has an approximate gross external area of 95.7m². The Workshop has full planning permission under Ref. DC/23/1549 for change of use to a three-bedroom residential dwelling house.

5. **Garages** - The building is of concrete block construction with a mono-pitch corrugated roof and a concrete floor measuring approximately 6.1m x 13.9m. The Garages have full planning permission under Ref. DC/23/1550 for change of use to a one-bedroom residential dwellinghouse (Class C3) and associated minor alterations.



Figure 1 *- Block Plan of existing buildings at Sir Robert's Farm. Property extent edged in red.*

2. DESCRIPTION OF THE EXISTING BUNGALOW BUILDING

The Bungalow is a Use Class C3 dwelling house. The building comprises a pitched roof single storey bungalow of timber construction and a flat roofed extension. The accommodation comprises 4 bedrooms, 2 bathrooms, living room and kitchen. It has an approximate gross external area of 119.6m².

Prior Approval for enlargement by erection of an additional storey under Class AA of the GPDO has been granted in respect of the Bungalow (ref. DC/24/1295).

This application is submitted independent of DC/24/1295. Drawing refs. A2/AE1 and A2/AE2 submitted with this application shows the aggregate result of the second storey enlargement under Class AA of the GPDO together with the Class A Larger Homes rear extension and side extensions. It should be noted that this is for information only. Prior Approval under this application is only required and sought in respect of the Larger Homes rear extension.

3. PROPOSED DEVELOPMENT

Please refer to the submitted drawings for details of the proposed development.

It is proposed that the dwellinghouse is enlarged by the addition of:

i. a single storey extension to the rear elevation of the existing dwellinghouse (the "**Rear Extension**"); and

ii. single story extensions to each side of the existing dwellinghouse (the "**Side Extensions**" and together with the Rear Extension, the "**Extensions**").

The Rear Extension extends 8m beyond the rear wall of the original dwellinghouse, has a maximum height of 2.5m., and the height of the eaves is 2.4m.

The Side Extension to the North-West extends 7m beyond the North-West wall of the original dwellinghouse, has a maximum height of 2.5m., and the height of the eaves is 2.5m.

The Side Extension to the South-East extends 4m beyond the West wall of the original dwellinghouse, has a maximum height of 2.5m., and the height of the eaves is 2.5m. As far as the Applicant is concerned, the existing flat roof part of the building (South-East) formed part of the building as originally built and is therefore part of the original dwellinghouse. However, should it be determined that this did not form part of the original dwellinghouse, the aggregate extension to the South-East would be 7m.

It should be noted that only the Rear Extension requires Prior Approval under the GDPO. The Side Extensions are permitted development and do not require Prior Approval.

The Bungalow will remain a four-bedroom dwellinghouse.

4. ASSESSMENT AGAINST THE CLASS A PERMITTED DEVELOPMENT EXCLUSIONS AND CONDITIONS

The following table sets out for the convenience of the LPA, an assessment of the development against the exclusions and conditions of the Class A permitted development right under the GPDO. Although the Side Extensions have been considered in this assessment, it is only the Rear Extension that requires Prior Approval.

Section ref.	Text from Part 1, Schedule 2 of the GPDO	Assessment
Permitted Development		
A.	The enlargement, improvement or other alteration of a dwellinghouse.	
Development not permitted		
A.1	Development is not permitted by Class A if:	
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	**Criteria met.** The Bungalow did not establish its permitted use as a dwellinghouse under the GPDO.
(b)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed	**Criteria met.** See drawings. The area of ground covered by the Extensions together with any other buildings) is less than 50% of the curtilage

	50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	(excluding the ground area of the original dwellinghouse).
(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	**Criteria met**. See drawings. The height of the Extensions, being single storey and flat roof, do not exceed the height of the dwellinghouse.
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	**Criteria met.** See drawings. The height of the eves of the Extensions does not exceed the eaves of the existing dwellinghouse.
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which: i. forms the principal elevation of the original dwellinghouse; or ii. fronts a highway and forms a side elevation of the original dwellinghouse;	**Criteria met.** See drawings. The Rear Extension is to the rear of the property which does not form the principal elevation. The Side Extensions do not extend beyond a side elevation that fronts a highway.
(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— i. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or ii. exceed 4 metres in height;	**Not applicable.** Rear Extension: Paragraph (g) applies. Side Extensions: not applicable
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and: i. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or ii. exceed 4 metres in height;	**Criteria met.** See drawings. The Dwellinghouse is not on article 2(3) land, nor a site of special scientific interest. Rear Extension: does not extend beyond 8m of the rear elevation and does not exceed 4m in height. Side Extension: not applicable.
(h)	the enlarged part of the dwellinghouse would have more than a single storey and:	**Not applicable.** The Extensions are single story

	i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;	**Criteria met.** See drawings. The Extension will not be within 2m of a boundary of the curtilage, nor do the eves exceed 3m.
(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would: i. exceed 4 metres in height, ii. have more than a single storey, or iii. have a width greater than half the width of the original dwellinghouse;	**Criteria met.** See drawings. Rear Extension: not applicable Side Extensions: do not exceed 4m in height, are single storey, and do not have a width greater than half the width of the original dwellinghouse. The original dwellinghouse width with is: 14.7m. Note: for the purpose of this assessment, taking a conservative approach, the width of the original dwellinghouse has been taken to exclude the single story, flat roof part of the building (East). However, as far as the Applicant is concerned, this flat roof part of the building formed part of the building as originally built and is therefore part of the original dwellinghouse. On this basis the width is 16.7m The extension to the North-West elevation extends 7m. The extension to the East elevation extends 4m (7m if existing flat roof section of the building is not considered as part of the original dwelling).
(ja)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will	**Criteria met.**

	be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	
(k)	it would consist of or include: i. the construction or provision of a veranda, balcony or raised platform, ii. the installation, alteration or replacement of a microwave antenna, iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or iv. an alteration to any part of the roof of the dwellinghouse	**Criteria met.**
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	**Criteria met.** The dwellinghouse was not built under Part 20 of Schedule 2 of the GPDO.
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if: a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).	**Not applicable.** The Dwellinghouse is not on article 2(3) land.
Conditions		

A.3	Development is permitted by Class A subject to the following conditions:	
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	**Condition satisfied.** The proposed exterior materials are specified to match those of the existing dwellinghouse (i.e. white timber cladding). Although larger windows/sliding doors have been proposed, white aluminium is proposed to match the current white timber windows.
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be: i. obscure-glazed, and ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	**Not applicable.** There are no upper-floor windows proposed.
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	**Not applicable.** The Extensions are single storey.