Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0844
North Lodge, Denne Park, Horsham, West Sussex, RH13 0AB

DESCRIPTION:
Prior notification for the erection of agricultural Machinery and equipment storage barn

RELEVANT PLANNING HISTORY:
None relevant to this application.

RELEVANT PLANNING POLICIES
The Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 6, Class A - agricultural development on units of 5 hectares or more

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation Officer: Objection. It is considered that the proposed agricultural barn is of a generic form with a large area of hardstanding to the west. Due to its design it would not reflect the historic character of the park or the wider historic setting of the listed building. In this sensitive location there would be an expectation of a traditional barn, with good quality materials which would facilitate an appreciation of the listed building and its countryside setting.

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

The application site lies within a countryside location, approximately 250 metres south of Horsham. The location of the proposed barn would be to the southeast of North Lodge, a Grade II Listed Building, with access onto the existing internal private access and existing entrance serving North Lodge via the Denne Park access private road. The building would not be within 25m of a classified road. The nearest public rights of way are PROW1665 a distance of 220m to the east at its nearest point, and PROW1663 a distance of 135m to the northwest at its nearest point which is the other side of a wooded hill.

The applicant has submitted a planning statement and supporting statement outlining that the application site forms part of the applicants farm unit of 8.91 hectares. It is set out that the farming is all pasture land producing grazing for a Flock of Pedigree Dorset Down sheep, Highland Cattle and Goats. North Lodge is the base for the farming enterprise run by the applicant. The Farm Business has been well established for approximately 8 years specialising in the Breeding and rearing of Pedigree Dorset Down sheep. DEFRA Holding No 42/458/0178 Flock No UK 276348.

The building proposed will be used as a secure agricultural store. The building would measure 16m by 6m (96m²). A dual pitched roof, gabled at each end, would have 15 degree pitch, ridge height 4.5m (approx.), eaves height 3.6m. The building will be a steel portal framed structure with timber cladding (stained brown), concrete panels to the base of the elevations, and a natural Big 6 fibre cement sheeting on the roof. Six rooflights to each roof slope. Three roller shutter doors to the front (west) elevation, and a pedestrian door to the side.

In addition, a concrete hardstanding of 18 x 22 m (396 m²) is proposed linking the proposed building with the existing internal access road to the northwest, for parking and turning of vehicles and animal handling. Vehicular access is gained by the existing entrance serving North Lodge via the Denne Park access private road. It is set out that there is unlikely to be any change to vehicular movements into and around the site as the farm equipment already comes and goes for to bring in and take out the feed, fencing materials as well as the maintenance and repair of the land and livestock.

The supporting details confirm that the land currently has no other existing buildings to house agricultural feed and equipment. There is therefore a need is to provide the holding with a secure dry storage for livestock feedstuffs and equipment including Polaris all-terrain vehicle, tractor, field equipment and fencing materials as well as a place where stock can be safely corralled for transport on and off the farm.

It is considered that on the basis of the available information that the development would be reasonably necessary for the purposes of agriculture.

The Council is required to consider whether its prior approval is required in respect of the siting, design and external appearance of the building. The proposed location of the storage barn would be to the southeast of the Grade II Listed North Lodge and is within the Denne Park Deer Park, with North Lode the original lodge house to the Denne Estate.

The proposed agricultural building is of generic modern construction and would introduce new built-form and associated hardstanding in the setting of the listed building where there is presently none. It is considered that the development, given its siting, design and external appearance, would not reflect the historic character of the park or the wider setting of the listed building. It is acknowledged that the level of harm would be less than substantial and that there would be public benefit derived from supporting an existing agricultural use. These benefits could though be delivered through an alternative / revised scheme entailing a more traditional farm building which would be anticipated in the setting of a listed lodge building.

On this basis, it is considered that prior approval is required for the siting, design and external appearance of the storage barn and hardstanding, and that the siting, design and external appearance would

materials the proposed would not reflect the historic character of the park or the wider historic setting of the listed building, such that the visual impact is not considered acceptable.

Recommendation: Prior Approval Required and Refused

Reason for Refusal:

1. The siting, design and external appearance of the development would not reflect the historic character of Denne park and would adversely impact on the wider setting of North Lodge, a Grade II Listed Building. The development is therefore contrary to Policies 25, 32, 33 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Plans list for: DC/24/0844
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		none	24.05.2024
Supporting Statement	Planning	none	24.05.2024
Block plan		none	24.05.2024
Elevation & Floor plan		24-25630 REV B	05.06.2024
Supporting Statement	Agricultural	none	24.05.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 26.07.2024

Authorising Officer sign/initial Guy Everest Date: 26.07.2024