PRIOR NOTIFICATION APPLICATION IN RESPECT OF:

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

This statement is made pursuant to paragraph AA.2. 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 (the **"Property"**, outlined red in Figure 1) 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.

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. In this document, this building is referred to as the "**Cottage**".

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 WORKSHOP BUILDING

The Cottage is 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. PROPOSED DEVELOPMENT

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

It is proposed that a second storey is added to the principal part of the existing dwellinghouse.

The dwellinghouse will remain one-bedroom.

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

The following table sets out for the convenience of the LPA, an assessment of the applicability of the Cottage's additional storey against the exclusions and conditions of the Class AA permitted development right under the GPDO.

Section ref.	Text from Part 1, Schedule 2 of the GPDO	Assessment
Permitted Development		
A.	The enlargement of a dwellinghouse consisting of the construction of: a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction	
Development not permitted		
A.1	Development is not permitted by Class AA if:	
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P F3, PA or Q of Part 3 of this Schedule (changes of use);	**Criteria met.** The Cottage did not establish its permitted use as a dwellinghouse under the GPDO.
(b)	The dwellinghouse is located on: i. article 2(3) land; or ii. a site of special scientific interest;	**Criteria met.**
(c)	The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;	**Criteria met**.
(d)	the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;	**Criteria met.** Existing house is single storey.
(e)	following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;	**Criteria met.** See drawings. The highest part of the roof would be approximately 6.45m from ground level (measured at rear of property).
(f)	following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than:	**Criteria met.** See drawings. The highest part of the roof would be approximately 2.7m above the highest part of the existing dwellinghouse.

	i. 3.5 metres, where the existing dwellinghouse consists of one storey; or ii. 7 metres, where the existing dwellinghouse consists of more than one storey;	
(g)	the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres— i. in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or ii. in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;	**Not applicable.** The Cottage is detached.
(h)	i. the floor to ceiling height of any additional storey, measured internally, would exceed the lower of: ii. 3 metres; or iii. the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;	**Criteria met.** See drawings. The floor to ceiling height of the additional story would not exceed the ceiling height of the existing ground storey (which is <3m). The design allows for a 300mm thickness of the first floor (to allow for sufficient joist depth).
(i)	the site is, or contains, a scheduled monument. any additional storey is constructed other than on the principal part of the dwellinghouse;	**Criteria met.** See drawings.
	the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or	**Criteria met.** See drawings. All support structures will be located internally and not visible.
	the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.	**Criteria met.** No engineering operations other than within the curtilage of the dwellinghouse to strengthen existing walls and foundations.

Conditions		
AA.2 - 1	Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).	
(2)	The conditions in this sub-paragraph are as follows:	
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	**Condition satisfied.** See drawings. Proposed materials are or similar appearance to those used on exterior of existing dwellinghouse. Hanging tiles (red clay as per roof tiles) have been proposed for the second story external walls as this is in keeping with local vernacular. T
(b)	the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;	**Condition satisfied.** See drawings. The North-East and South-West elevations are considered to the side elevations. No first storey windows are proposed on these elevations.
(C)	the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and	**Condition satisfied.** See drawings. Proposed roof pitch to remain the same as the existing dwellinghouse.
(d)	following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.	**Condition satisfied.** Building will continue to be used as a dwellinghouse following the development.
(3)	The conditions in this sub-paragraph are as follows:	
(a)	before beginning the development, the developer must apply to the local planning authority for prior approval as to: i. impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light; ii. the external appearance of the dwellinghouse, including the design and architectural features of	**Condition satisfied.** Prior Approval is hereby applied for. Addressing each of the points in turn: i. The Dwellinghouse sits within a curtilage and site that is adequately separated from surrounding dwellings. The dwelling is set back approximately 20m from the highway and is well screened

	a. the principal elevation of the dwellinghouse, and b. any side elevation of the dwellinghouse that fronts a highway; iii. air traffic and defence asset impacts of the development; and iv. whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;	by mature trees and vegetation along the boundary with the highway. There is no issue of overlooking, privacy or loss of light in relation to any other properties. The Sussex Barn and workshop are owned by the applicant. No windows are proposed on the first floor South-West or North-East Elevations. ii. The existing building is a single storey, pitched roof bungalow. The external appearance of the building will stay largely the same, save for the addition of a second storey (with red clay hanging tiles similar to the roof). a. The principal elevation will stay largely the same, save for the addition of a similarly styled second storey (and hanging times). b. It could be debated that the side elevation does not front a highway (given distance and mature trees in between) however in any event, there is not considered to be any adverse architectural implication. iii. The application site is not located within proximity to an aerodrome, technical site or defence asset as identified on any safeguarding map. Given the modest increase in height to the dwelling, it is not considered that the proposal would have an adverse impact on air traffic or defence assets.

		iv. The proposed would not impact any protected views, as identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.
(b)	before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;	**Condition satisfied.** A construction plan is submitted with this application for Prior Approval.
(c)	the development must be completed within a period of 3 years starting with the date prior approval is granted;	This is duly noted.
(d)	the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and	This is duly noted.
	that notification must be in writing and include: i. the name of the developer; ii. the address of the dwellinghouse; and iii. the date of completion.	This is duly noted.