

Batcheller Monkhouse



Planning Statement

New House Farm
Broadwater Lane
Copsale
West Sussex
RH13 6QW

On behalf of
Mr R. Parkes & Mrs S. Gale

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1 INTRODUCTION

- 1.1 This statement is prepared in support of a Prior Notification application for the change of use of 2no. buildings together with associated operational development to residential use (C3) to provide 7no. dwellings.
- 1.2 This is a resubmission of DC/26/0814 which was refused solely on the grounds of design and appearance. The scheme was otherwise considered to meet all other criteria.
- 1.3 This document provides a brief description of the site and proposals and an assessment of how the proposals meet the legislative framework set out in Class Q of the Town and Country Planning (General Planning Development) (England) Order 2015 (as amended). In particular, it explains the changes made to the scheme to address the previous reason for refusal.
- 1.4 The application should be read alongside this supporting statement and the following documents:
- Drg No. 168_01 – Location and Block Plans
 - Drg No. 168_02 – Existing Floor Plan
 - Drg No. 168_03 – Existing Roof Plan
 - Drg No. 168_04 – Existing Elevations
 - Drg No. 168_05 – Proposed Ground Floor Plan
 - Drg No. 168_06 – Proposed First Floor Plan
 - Drg No. 168_07 – Proposed Roof Plan
 - Drg No. 168_08 - Proposed Elevation Plans
 - Comparison Sheets 1 and 2
 - Application and CIL Forms
 - Structural Report

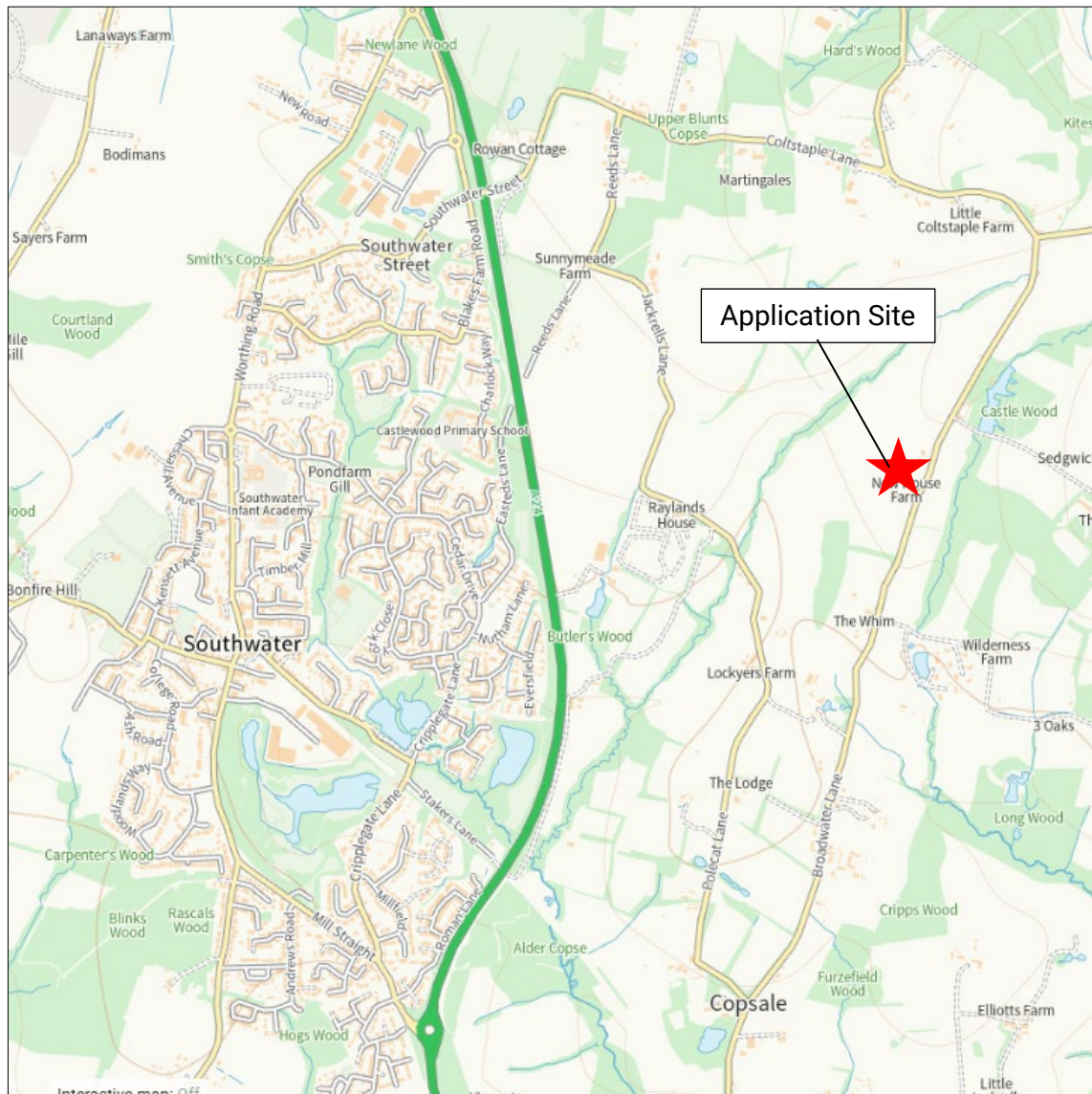
- 1.5 The developers' contact details are as follows:

Mr R. Parkes & Mrs S. Gale
New House Farm
Broadwater Lane
Copsale
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2 THE SITE

- 2.1 The application site forms part of New House Farm which is an agricultural holding located in Copsale. The site lies to the west of Broadwater Lane.

Figure 2.1 – Site Location



- 2.2 The site comprises a number of buildings of varying sizes, heights, ages and type of construction. The buildings were last in use for cattle, milking stalls, and feed and agricultural storage.
- 2.3 The application relates to two of these buildings. The first is a 'Tyler' barn (labelled 'Building 1' on the submitted plans) which was erected in the mid 1960s and sits centrally within the group of buildings. It is a precast concrete framed building, approximately 31m x 21m. The building has been used for the storage of agricultural equipment and tractors.

- 2.4 The second building (labelled 'Building 2' on the submitted plans) is of brick and blockwork construction with a pitched roof and a lean-to extension on one side. The building measures approximately 10.6m x 8.2m. This was last used as a milking parlour.

Figure 2.2 - Existing Arrangement of Buildings



Figure 2.2 – Application Buildings

Building 1



Building 2:



2.5 Access to the buildings is via Broadwater Lane.

Figure 2.3 – Access



2.6 The crashmap website holds no records of any incidents on or near the access.

3 THE PROPOSAL

- 3.1 The application proposes to convert two buildings to form seven dwellings.
- 3.2 The dwellings would be arranged in a terraced form with six located over two floors within Building 1 and one located over a single floor within Building 2.

Figure 3.1 – Proposed Ground and First Floor Plans



3.3 Details of each dwelling are provided below:

Unit No.	Floorspace (GIA)	No. of bedrooms	Built-in storage	Garden	National Minimum Space Standard
1	105sqm	3	4.5sqm	85sqm	86sqm
2	146.5sqm	4	3.5sqm	69sqm	106sqm
3	146.5sqm	4	3.5sqm	63sqm	106sqm
4	146.5sqm	4	3.5sqm	62sqm	106sqm
5	146.5sqm	4	3.5sqm	62sqm	106sqm
6	146.5sqm	4	3.5sqm	62sqm	106sqm
7	146.5sqm	4	3.5sqm	62sqm	106sqm

3.4 A 1.6m single storey extension would be constructed across the rear of Building 1 to enable a larger area of glazing to be added to bring more natural daylight into each dwelling. This would be constructed on an existing area of hardstanding. The front wall and part of the roof would be removed and the exposed frame retained and clad in metal as a buttress feature.

3.5 A new front wall would be added to the front elevation using the existing structural frame and this would feature front doors and windows and timber feather-edge cladding above a high brick plinth. Feather-edge cladding and a high brick plinth would also replace other external walls to improve the appearance and thermal performance of the building. The roof would be replaced with a 'crinkly tin' roof which will feature new opening rooflights to provide further daylight and ventilation to each dwelling.

3.6 A 4m single storey extension would also be constructed across the rear of Building 2 to provide a second bedroom and additional living accommodation. This also would be constructed on an existing area of hardstanding. Existing window and door openings on the southern and western elevations would be reused. Openings on the eastern elevation would be bricked up. Fixed rooflights would be added to a new metal standing seam roof.

3.7 Private gardens would be provided to the rear of each dwelling.

3.8 The rear of Buildings 1 and 2 would be demolished together with all other agricultural structures/buildings which are no longer required. The total amount of demolition, including the front section of the main building, would be 435sqm.

Response to Previous Reason for Refusal

3.9 The previous application was refused for the following reason:

The development would be of a design and external appearance that would fail to reflect the characteristics and vernacular of the host building and rural locality. The development would not

therefore be permitted by Class Q, Q.2 (f) of Part 3 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3.10 The accompanying Officer's Report further comments:

(f) the design or external appearance of the building,

The existing buildings, though of no particular architectural merit, are considered typical of agricultural use and thus blend in with the rural character of the area. The proposal would not result in a significant change in the scale, height or massing of the existing buildings however it would introduce a total of 28 rooflights along the principal roof elevation which is likely to lead to an overly domesticated appearance particularly given the prominence of the roof when viewed from Broadwater Lane. In addition, the materials proposed (metal standing seam roof, timber feather-edge cladding, black aluminium windows) would lead to a 'industrial modern' appearance which is more in keeping with a suburban residential development than a converted former agricultural building.

It does not appear that the applicant has considered the design of surrounding residential development, in particular the existing dwelling at New House Farm which is a traditional brick building with a clay tile roof, nor considered the recommendations set out in the Nuthurst Parish Design Statement (2016). It is therefore concluded that the design and external appearance of the building is not appropriate in this location.

3.11 The design and materials have therefore been reviewed and the following changes made:

- The number of rooflights on the highway-facing elevation of the main building has been reduced from 28 to 12. On the rear elevation rooflights have been reduced from 27 to 17. There is also now one less rooflight on the smaller building.
- The roof material has changed from a metal standing seam roof to a corrugated metal roof. The roof pitch is less than 35 degrees and is therefore unsuitable for clay tiles, and whilst slate would be technically feasible the Parish Design Statement advises against its use. Instead a corrugated metal roof is considered appropriate as it is a feature of agricultural buildings in this area, including the application buildings.
- Use of timber cladding on the building has been reduced and a high level brick plinth introduced.
- Slimmer and less detailed windows on the front elevation of the main building

3.12 Comparison plans are provided with the application.

- 3.13 Whilst the changes are considered to address the previous reason for refusal, the applicants are open to making any changes to the proposed materials if considered necessary by the Planning Officer.

4 CLASS Q

4.1 Class Q.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for:

(a) a change of use of:

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

4.2 The proposed development would fall within the above, being a change of use of buildings that are part of an established agricultural unit and land within their curtilage, together with extensions, to convert the building to a use falling within Class C3.

4.3 The previous application was considered by Horsham District Council to meet all criteria, except for Q.2(f). However, for completeness all criteria are discussed below.

Class Q.1

4.4 Q.1 of the Order sets out the criteria that the site must meet to benefit from the rights. Compliance with these criteria is summarised below.

4.5 Development is not permitted by Class Q if:

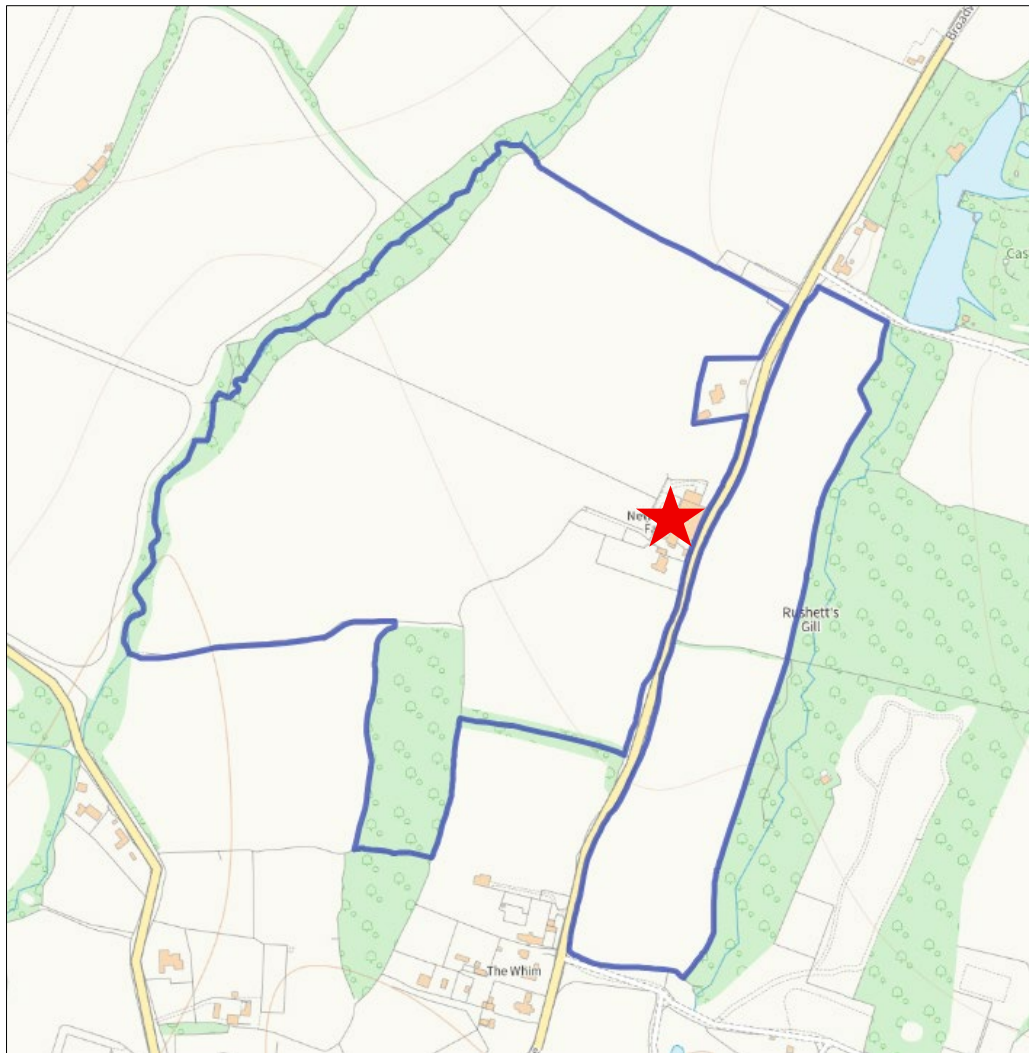
(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit:-

(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

- 4.6 The application buildings formed part of New House Farm on the 24th July 2023, and continue to form part of the agricultural holding the extent of which is shown on Figure 4.1 below.

Figure 4.1 – New House Farm (outlined in blue, application site marked with a red star)



- 4.7 The larger building was in use for the storage of tractors and agricultural equipment on this date, and this use continues albeit the storage use is inert following the cessation of farming activities. The smaller building was last in use as a milking parlour and still contains associated equipment although has not been in active use for some time.

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(i) the site was part of an established agricultural unit on 24th July 2023,

(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

4.8 The application site continues to form part of the established agricultural unit.

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

4.9 All dwellings fall within the 150sqm size limit and meet national space standards.

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in:-

(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

4.10 No development has previously been undertaken under Class Q and the proposal is for less than 10 dwellings.

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

4.11 The cumulative floor space falling within Class C3 would not exceed 1,000 square metres. The proposed dwellings would provide a total of 984sqm of floorspace.

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

(f) less than 1 year before the date development begins:-

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

4.12 The site is not subject to an agricultural tenancy and such a tenancy has not been terminated

within the last 12 months.

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

4.13 No development within the agricultural unit has been undertaken under Class A or Class B of Part 6 in the last 10 years.

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than:-

(i) extension of the building allowed by paragraph Q.1(i);

(ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i)

4.14 The proposal would result in the external dimensions of the buildings being extended as allowed by paragraph Q.1(i) and all building operations would not protrude beyond the allowed 0.2m. The new wall cladding, roofs, windows, rooflights and doors would fall within this allowance.

(l) the development under Class Q(b) would result in an extension that:

(i) has more than one storey,

(ii) is sited anywhere other than to the rear of the existing building,

(iii) extends beyond the rear wall of the existing building by more than 4 metres,

(iv) has eaves the height of which exceed the height of the eaves of the existing building,

(v) is higher than whichever is the lower of:-

(aa) the highest part of the roof of the existing building, or

(bb) a height of 4 metres above the ground,

*(vi) extends beyond a wall that forms a side or principal elevation of the existing building,
or*

(vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and:-

(aa) the hard surface was not provided on the land on or before 24th July 2023, or

(bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

4.15 The proposal includes rear extensions to both buildings. The extensions would be single storey and measure no more than 4 metres in depth with eaves and overall height to match those of the existing buildings. The extensions would be sited on existing areas of hardstanding which has been in place since the 1960s. Google Earth imagery from 2022 shows the external hardstanding in place as it exists today and a site visit will confirm it also exists within the parts of the building proposed for demolition.

Figure 4.1 – Google Earth Image of the rear of the application buildings (March 2022)



(j) the development under Class Q(c) would consist of building operations other than:-

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

- 4.16 Guidance on the extent of building operations permitted is provided by Planning Practice Guidance.

Paragraph 105, Ref 13-105-20180615 states:

"Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q."

- 4.17 All the changes proposed are the minimum necessary to enable the buildings to function as dwellings, and include:

- Insertion of doors, windows and rooflights to allow natural daylight into the habitable rooms and to satisfy Building Regulations.
- Installation of walls.
- Installation of first floors
- Installation of insulation to floors, walls and roof.
- Replacement wall and roof cladding
- Installation of rainwater goods.

- Partial demolition to allow the above operations to take place

4.18 The buildings are in good condition and of substantial construction, as confirmed within the submitted structural survey report, and all structural elements will be retained.

(k) the site is on article 2(3) land,

4.19 The site is not on article 2(3) land.

(l) the site is, or forms part of:-

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosives storage area,

(m) the site is, or contains, a scheduled monument,

(n) the building is a listed building,

4.20 The site is not located in one of these areas and is not a listed building.

(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it,

4.21 All dwellings comply with the national space standards, as explained in section 3 of this report.

(p) the building does not have suitable existing access to a public highway.

4.22 The site has an existing access provided by Broadwater Lane which is a surfaced road which serves a number of other residential properties and farms.

Q.2

(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:-

(a) transport and highways impacts of the development,

- 4.23 As explained above, the site has good access on to Broadwater Lane which leads on to the A24. The addition of seven new dwellings to the site will not result in a substantial increase or a material change in the character of traffic in the vicinity of the site. Associated traffic is not anticipated to be significantly more than that generated by the agricultural use.
- 4.24 There is ample space for the parking of vehicles on the area of hardstanding which surrounds the buildings. Each dwelling would be provided with 2 parking spaces, with additional space available for visitors.

(b) noise impacts of the development,

- 4.25 The introduction of a residential use to the site will not cause a significant increase in noise generated. There are no uses nearby which could be bothersome to future occupiers of the dwelling. All agricultural uses would cease on the site and other redundant buildings and structures removed. The existing building by the site entrance would be retained but this is in domestic storage use in association with the farmhouse.

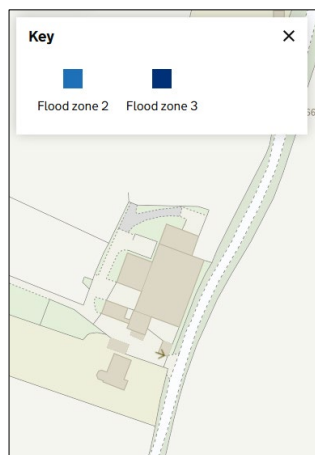
(c) contamination risks on the site,

- 4.26 Due to the previous use made of the buildings and the known presence of asbestos, the planning authority is invited to impose the standard condition requiring further investigation to ensure all possible sources of contamination are investigated.

(d) flooding risks on the site,

- 4.27 The site is located within Flood Zone 1 and is not predicted to experience flood risks as a result of climate change.

Figure 4.3 – Extract from the Flood Map for Planning



(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

- 4.28 The NPPG notes that 'impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would not be sensible and realistic, and undesirable reflects that it would be harmful and objectionable'.
- 4.29 In considering whether a location is appropriate the NPPG states 'a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval'.
- 4.30 The proposed dwellings would be located in between the existing farmhouse and another residential property (Meadowside) which is located 85m to the north. There are many other houses in the locality, including recently constructed dwellings. The site is not therefore isolated and has reasonable access to facilities which are located approximately 3km away in Southwater.
- 4.31 There are no active farm or commercial buildings in the vicinity. The location and siting of the proposed dwellings would therefore not be impractical or undesirable.

(f) the design or external appearance of the building, and

- 4.32 The design of and proposed materials for the proposed dwellings have been amended, as explained previously. Guidance contained within the Parish Design Statement is now considered to be met with use of natural materials, the greater use of brick alongside timber cladding, alternative roofing material, and changes to the design which would reduce the domestic appearance of the buildings once converted,

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

- 4.33 Each habitable room will be served by a window to provide natural daylight and ventilation into the dwellings.
- 4.34 Overall, the revised proposal is considered to respond positively to the principles of the Nuthurst Parish Design Statement. The scheme retains the established agricultural buildings and their fundamental form, avoids the introduction of a conventional suburban estate layout, provides private garden space and retains the rural setting of the site. The revised use of brick and more

restrained feather-edge boarding reflects materials identified within the Design Statement as characteristic of the Parish, whilst the reduction in rooflights and simplification of the principal elevation directly address the concerns raised in respect of the previous application.

- 4.35 Whilst the existing agricultural roof has a shallower pitch than the 45-degree preference identified within the Design Statement and a corrugated metal covering is proposed rather than clay tiles, these features reflect the established agricultural character of the buildings and are considered preferable to introducing a more domestic roof form that would risk undermining the agricultural character of the conversion. The limitations of Class Q criteria would also prevent the roof from being altered any more significantly than is proposed.