

Appeal 6016000

Submitted on 10 September 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	26 June 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Peter Harman
Contact details	* * HEAL Planning & Developments
What is your phone number?	
What is the address of the appeal site?	Hammes Barn Washington Road Steyning West Sussex BN44 3DA
What is the area of the appeal site?	1494 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The inspector cannot view the appeal site in its entirety from a public road or footpath without entering private land or property.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0695

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Change of use
Enter the description of development that you submitted in your application	Change of Use of an existing building from commercial use (Use Class E) to a single residential dwelling (Use Class C3) at the Cow Shed Studio.
Did the local planning authority change the description of development?	No
Summarise why you are appealing	The proposal does not create a new dwelling in undeveloped countryside, but reuses an existing building within the established Hammes Farm complex, which includes residential and other buildings. No significant external alterations are proposed, and the development would have no material impact on the character or appearance of the countryside. The building was previously used as an [REDACTED] in 2025, the need for [REDACTED] the building was permitted ceased. The proposal therefore does not seek the speculative loss of active employment premises, but the appropriate reuse of an existing building whose established purpose has ended. The previous Class MA application was refused solely because of the restrictive planning condition attached to the original permission; it was not refused on highways, landscape, design, amenity or other substantive grounds arising from residential use. The Local Highway Authority raised no objection. The appellant, [REDACTED], has downsized from Hammes Barn and wishes to remain living independently within his established home. This represents a compelling personal circumstance and proportionate reuse of the existing building. These material considerations outweigh any limited policy conflict, and the proposal should therefore be granted planning permission. Importantly, NPPF 2026 supports efficient reuse of existing buildings outside settlements without disproportionate size increase (S5), and housing delivery overall. This proposal reuses an established building, without significant external change or material countryside harm. These benefits, alongside the applicant's circumstances, weigh in favour of sustainable development.
Have there been any significant changes that would affect the application?	National policy changes August NPPF 2026, including new policy 'S5:

Principle of development outside settlements' which supports 'The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building.'

How would you prefer us to decide your appeal?

Written representations

Are there other appeals linked to your development?

No

Upload documents

Application form

[0695-Application form-28042026.PDF \(/document/d36c38e5-d3dd-42cc-a243-974bb895d19e\)](#)

Did you submit an environmental statement with the application?

No

Decision letter

[DECISION.pdf \(/document/4a7f90c4-2d16-4f4b-8fd7-2d3128b896a0\)](#)

Do you have a planning obligation to support your appeal?

No

Did you submit a separate ownership certificate and agricultural land declaration with your application?

No

Do you want to apply for an award of appeal costs?

No