MME PLANNING SERVICES

Conversion of existing ‘White Stable’ building to form 1no dwelling with associated works.

at

The Green, Goose Green Lane, Goose Green, Pulborough, West Sussex, RH20 2LW

Planning Statement

Ref: P-094c

September 2026

Version 1

Mr Oguzhan Denizer
MME Planning Services

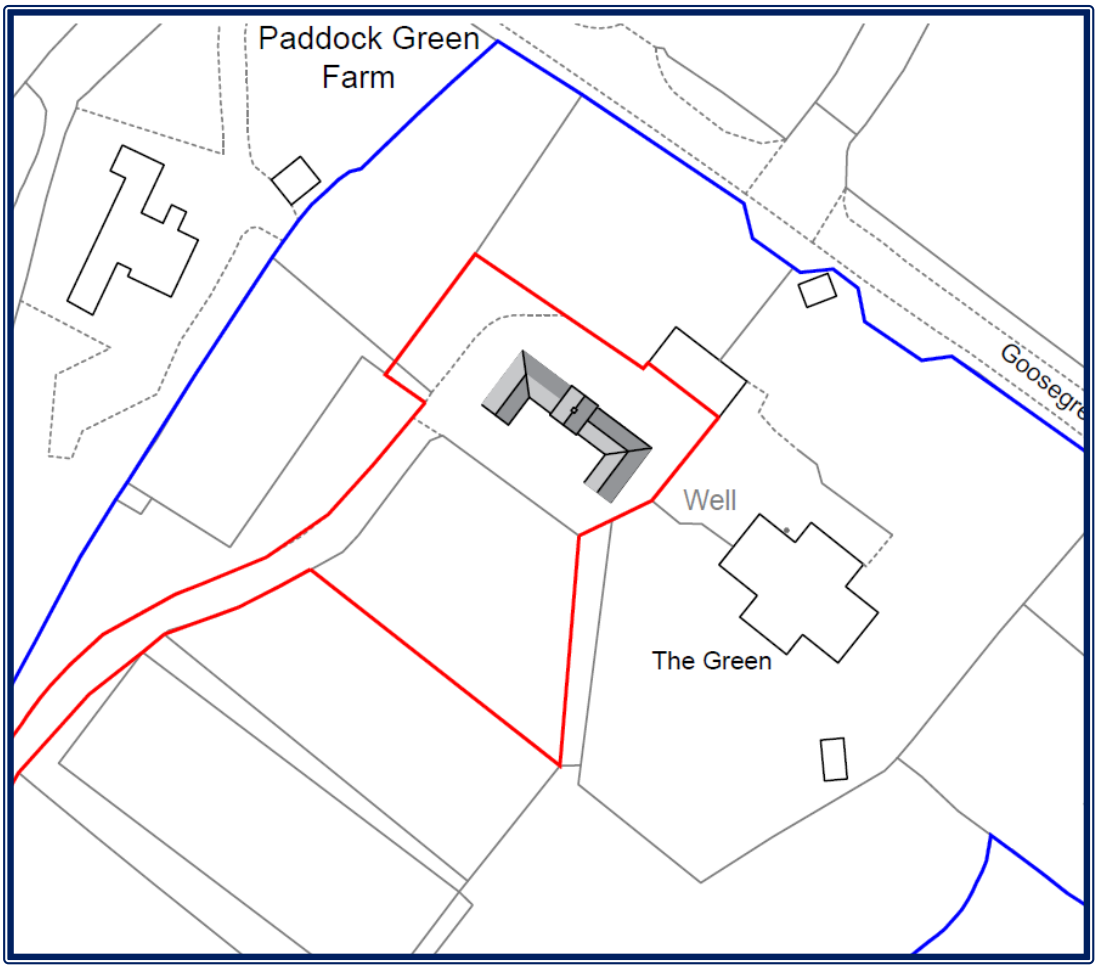


Figure 1: Site Location

Contents

Contents .....

1. Introduction 1

2. Site, Surroundings and Background 1

3. Planning History 1

4. Proposals 2

5. Planning Policy 6

6. Planning Considerations 8

7. Summary and Conclusion 19

1. Introduction

1.1 We are instructed by Mr Julian Brown to prepare and submit this full planning application for the Conversion of the existing 'White Stable' building to form 1no dwelling with associated works at The Green, Goose Green Lane, Goose Green, Pulborough, West Sussex, RH20 2LW.

1.2 This statement sets out the proposed scheme in detail with regard to the following matters: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

2. Site, Surroundings, Background

2.1 The application site relates to the 'White Stable' building situated within the wider grounds of the dwelling known as The Green, Goose Green. The application site is located outside of any designated built-up area boundary and is therefore located within the countryside in policy terms.

2.2 The site consists of the 'White Stable' building and surrounding paddocks with a small hardstanding area accessed via the existing access point from Peacocks Lane. The stable building is of a traditional equestrian design with a number of existing openings and is considered to be of architectural merit with a 'U' shaped footprint / design.

2.3 The immediate area consists of a group of individually designed houses of varying built forms, set within a mixture of plot sizes. It is also noted that the site is located in close proximity to the Public Right of Way (PROW) network

3. Planning History

- Erection of private stables tack room and storage building Site: The Green Goose Green Lane Goose Green

  Ref. No: T/52/94 | Status: Application Withdrawn

- Construction of a sand school with post and rail fencing Site: The Green Goose Green Lane Goose Green

  Ref. No: T/7/97 | Status: Application Permitted

- Ground & 1st floor extension to house relocate stables & barn erect new stable block & double garage construct earth screening bank Site: The Green Goose Green Lane Goose Green

  Ref. No: T/43/99 | Status: Application Permitted

- Change of use of land to equestrian use to provide riding lessons

  Ref. No: DC/06/1224 | Status: Application Permitted

- Construction of new 60m x 20m outdoor sand school to replace existing arena and to retain existing arena as an all weather turnout area with new non riding surface

  Ref. No: DC/15/1017 | Status: Application Permitted

- Conversion of existing stable building into 1no holiday let with associated works.

  Ref. No: DC/26/0520 | Status: Application Permitted

4. Proposals

4.1 As detailed above, planning permission is sought for the conversion of the existing 'White Stable' building to form 1no 3-bed detached dwelling. The proposed conversion would retain all of the main features of the existing building, maintaining its form and character.

4.2 The proposed dwelling would have an overall width of approximately 24.5m, an overall depth of approximately 10.3m and an overall height to the ridge of the building of approximately 5.7m. The existing building would not be extended, with only partial infilling proposed to the central part of the building. Overall, the proposed conversion works would be fully contained within the existing building fabric / footprint. The proposed dwelling would have a GIA of approximately 138sqm.

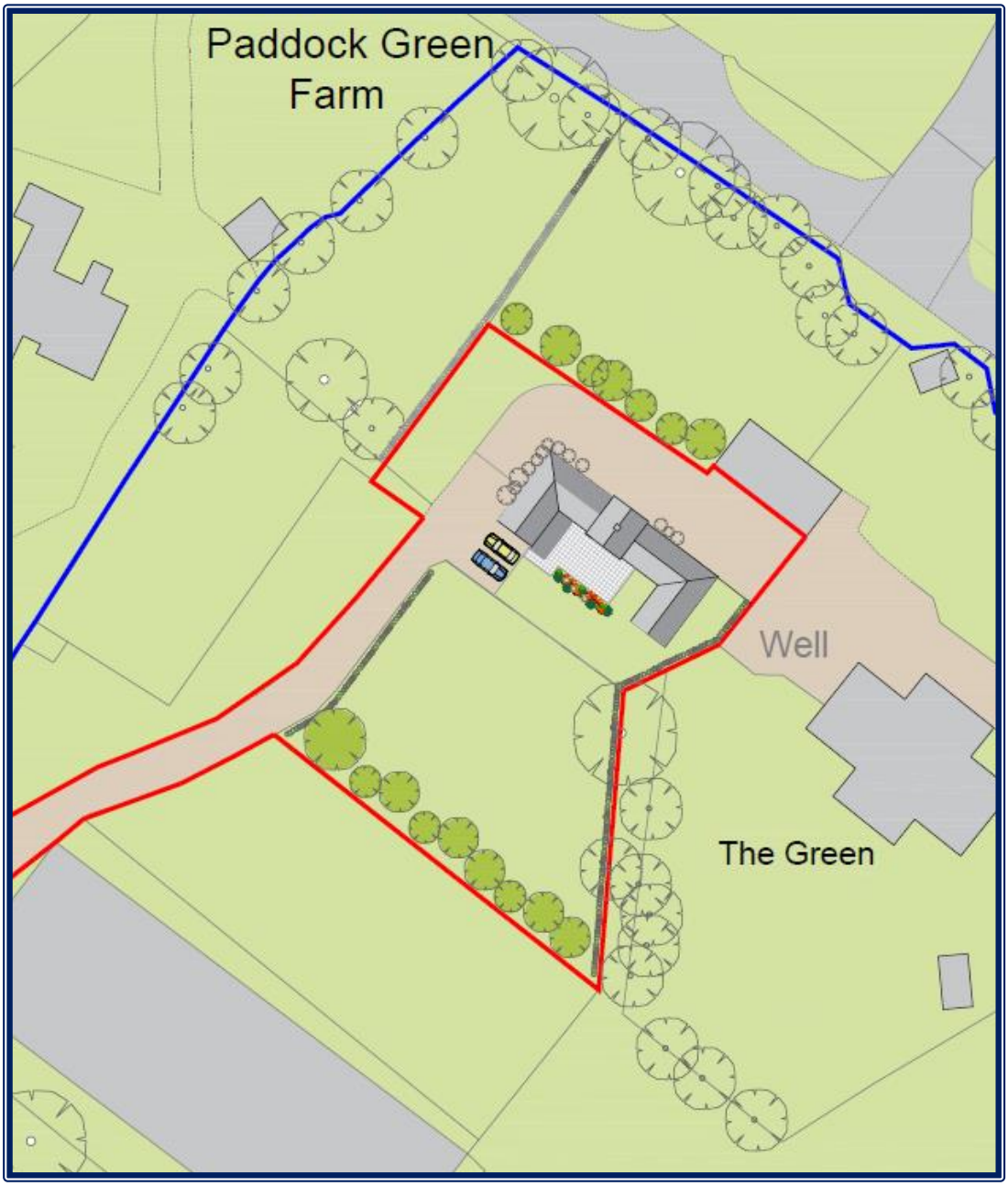


Figure 2: Proposed Block Plan

4.3 As set out above, the main form, appearance and external materials of the host building would be retained, resulting in a modest dwelling which clearly reflects the traditional equestrian / rural form and character of the existing stable building to be converted. The proposed conversion would utilise the existing openings to the building, which would help to preserve the equestrian character of the building and site. The proposals also incorporate landscaping which would enhance the setting of the building.

4.4 The proposals would retain the existing external materials consisting of a brick plinth and painted timber cladding to the external walls, slate tiles to the roof and timber-framed windows and doors. Extensive mature soft landscaping is present to the boundaries of the application site, limiting views of the application site / building from public vantage points.



Figure 3: Existing Elevations



Figure 4: Proposed Elevations

4.5 As mentioned above, the existing openings of the stable building would be used to accommodate windows and doors which would be timber framed, again reflecting the character and materials of the existing building. As is evident from the new plans provided with this application, the overall form, appearance and character of the stable building would be retained.

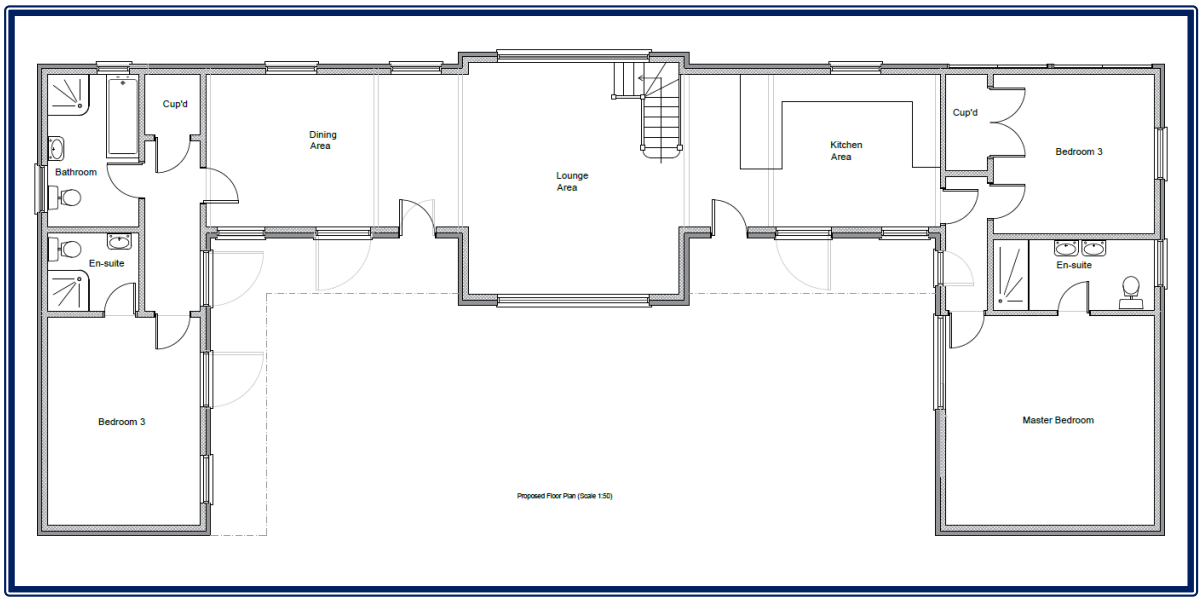


Figure 5: Proposed Floor Plan

4.6 The proposed design is considered to be in keeping with its surroundings, with the overall scale being comparable to existing development within the immediate vicinity and appropriate in relation to the size of the plot. Given the retention of the overall form, appearance and equestrian character of the host building, there would be no detrimental impact on the character of the area.

4.7 A structural report has also been produced in support of the application which confirms that the stable building is capable of conversion. It is also noted that the applicants have scaled down their equestrian activities from four to two horses and will scale down further as the oldest horse retires and the other will go into livery, meaning that the application building is essentially redundant and no longer needed. This ties in with the recent permission under planning reference DC/26/0520 which also sought permission for the conversion of a redundant stable building.

4.8 The proposed development is considered to be appropriately separated from neighbouring properties to avoid any impact on amenity and would provide a good level of accommodation for future occupiers. Sufficient parking would also be provided, with the development served by an existing access from the private lane.

4.9 Given the extent and positioning of the existing building and works, the proposal would not result in harm to any trees, nor would it unacceptably harm biodiversity, irreplaceable habitat, protected species or any priority habitat network.

5. Planning Policy

National Planning Policy Framework (NPPF) (2026) and National Guidance

5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.

5.2 Running throughout the NPPF 2026 is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives: economic, social and environmental.

5.3 Policy S3 of the NPPF 2026 establishes the presumption in favour of sustainable development and development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF 2026 should be approved without delay. Where the development proposal is located within a settlement, Policy S4 of the NPPF 2026 provides that development should be approved unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework. Where development is proposed outside a settlement, Policy S5 of the NPPF 2026 identifies the categories of development which should be approved, subject to the same assessment of benefits and adverse effects.

Horsham District Planning Framework (HDPF) (2015)

5.4 The NPPF 2026 also requires local planning authorities to maintain an effective and up-to-date development plan. Policy PM2 sets out the framework for the preparation and review of local plans and spatial strategies and that preparation of a new local plan must be commenced no later than five years after adoption of the current plan. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry only limited weight in decision-making.

5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted in April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out-of-date'. The Council is also currently unable to demonstrate a 5-year supply of deliverable housing sites. Proceedings for the new Local Plan have now re-opened, however, as detailed above, the new local plan carries limited weight in decision-making at this stage.

5.6 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 10 - Rural Economic Development
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Thakeham Neighbourhood Plan (TNP) (2017)

5.7 While also considered to be out-of-date, the Neighbourhood Plan policies relevant to this application are as follows:

- Thakeham1 - A Spatial Plan for the Parish
- Thakeham6 - Design

Planning Advice Note(s) (PAN)

5.8 Relevant PANs to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

6. Planning Considerations

Principle of Development

6.1 The HDPF spatial development strategy as contained within policies 2, 3 & 4 directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.

6.2 The site is located outside of the built-up area and is not allocated within Horsham's adopted development plan (which in this case comprises the HDPF and TNP), while it is again noted that these are now out of date. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF. The site is also not in an isolated location, given the presence of existing residential properties and other buildings and uses within the immediate vicinity.

6.3 However, the weight that can be attributed to the conflict with the HDPF and TNP must be considered in the context of the current housing land supply and delivery position, the age and status of the adopted plans, the emerging Local Plan, and the provisions of the NPPF 2026.

6.4 The Council is currently unable to demonstrate a 5-year housing land supply, with the latest Authority Monitoring Report (December 2025) detailing a supply of only 1.7 years. In addition, the Council has failed its most recent Housing Delivery Test, with the December 2024 test results demonstrating that the Council has only delivered 62% of its housing target in the preceding three years.

6.5 While the Council has submitted the New Horsham District Local Plan for examination, as detailed above, the situation with this remains uncertain. As such, the weight given to the above policies and the New Local Plan is therefore limited to none at this stage. In addition, as will be detailed below, there are no material matters which would represent a reason to refuse this application. In any event, any issues or harm that are identified would need to surmount a high hurdle to prevail in this balance.

6.6 Significantly, the NPPF 2026, which post-dates the HDPF and TNP, establishes a new national decision-making framework for development proposals. Policy S3 establishes a presumption in favour of sustainable development and specifically directs that, outside settlements, Policy S5 should be applied. This represents a significant change from the previous NPPF and is therefore the appropriate national policy framework against which the principle of the proposed development should now be assessed.

6.7 Policy S5 identifies certain forms of development which should be approved outside settlements unless the benefits of doing so would be substantially outweighed by adverse effects, when assessed against the national decision-making policies as a whole. This includes, at Policy S5(1)(c), "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 would not result in a disproportionate increase in size compared with the existing building.

6.8 The proposed development would comply fully with this category. The application seeks the conversion and reuse of an existing stable building to provide a dwelling. The proposal is therefore fundamentally different from the construction of a new dwelling on an undeveloped countryside site.

6.9 This application is supported by a structural report confirming that the building is suitable for conversion and is lawful in planning terms. As set out above, and detailed within the submitted plans, the proposal would be contained within the existing footprint and fabric of the host building. The proposal therefore satisfies the specific requirements of NPPF 2026, Policy S5(1)(c).

6.10 The principle of the development must therefore be assessed against the positive framework established by Policy S5(1)(c), rather than solely by reference to the settlement boundaries set out within the HDPF and the restrictions contained within Policy 26 of the HDPF. Whilst the proposal is outside the defined built-up area, national policy expressly identifies the reuse of existing buildings as an appropriate form of development in such locations. As such, the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse the application.

6.11 In applying Policy S5, the relevant test is whether the benefits of the proposal would be substantially outweighed by any adverse effects, having regard to the national decision-making policies. The proposal would deliver a number of benefits, including the provision of an additional three-bedroom dwelling, the effective reuse of an existing building, the avoidance of unnecessary new-build development, the retention of the established built form of the site, and the opportunity to secure improvements to the appearance and immediate setting of the building. These benefits weigh positively in favour of the proposal.

6.12 As detailed above, the proposal is also not considered to comprise an isolated home in the countryside. Policy S5(3) of the NPPF 2026 defines isolated homes as those lying outside settlements or groups of houses and provides that such proposals should not be approved other than in accordance with Policy HO11. The application site forms part of an established group of buildings and dwellings within Goose Green and is therefore distinguishable from a dwelling which would be physically remote from any settlement or group of houses. Policy HO11 should consequently not be treated as the primary policy basis for determining this application.

6.13 Notwithstanding the above, if the Council were to reach a different conclusion and consider the proposed dwelling to constitute an isolated home in the countryside, Policy HO11 provides a specific route to support the proposal where the development would reuse a redundant or disused building and enhance its immediate setting. The proposed development would involve the reuse of the existing stable and landscaping and other site enhancements which would provide an opportunity to improve its immediate setting. Policy HO11(c) is therefore capable of providing additional support for the proposal should the Council consider that policy applicable.

6.14 Further to the above, the applicants have scaled down their equestrian activities from four to two horses and will scale down further as the oldest horse retires and the other will go into livery, resulting in the ‘White Stable’ building no longer being needed for its original purpose. This position is reflected in the recent permission under planning reference DC/26/0520 which granted permission for the conversion of another stable building within the site to an alternative use. As such, the ‘White Stable’ building is essentially redundant.

6.15 Attention is drawn to Appendix A, which is a recent appeal decision where at Paragraph 36 the Inspector states that – "Although the appeal buildings are currently in use, I have no reason to dispute that they are redundant in terms of no longer being needed or useful". The building is therefore no longer needed and is available for residential conversion. As such, the fact that the building is still partly in use for equestrian purposes, particularly when taking into account the Inspector's view set out in Appendix A, should not form the basis for resisting the proposed development in principle.

6.16 In addition, the proposal would also be acceptable in principle as it represents development on previously developed land / brownfield land given the existing and lawful equestrian use. The definition of previously developed land within the NPPF 2026 is as follows: *"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.*

Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed but where provision for restoration has been made through development management procedures (including development related to minerals extraction, waste disposal by landfill and renewable and low carbon energy development, where provision for restoration exists); land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape".

6.17 Policy S5(1)(d) of the NPPF 2026 specifically identifies the redevelopment of previously developed land as a form of development which should be approved outside settlements, including where redevelopment involves a material change of use to residential.

6.18 The site is considered to be previously developed lans and the proposed development would result in the residential reuse of land associated with an existing permanent built structure. The proposal would therefore represent the effective redevelopment and reuse of an established developed site rather than the introduction of residential development onto an undeveloped countryside site.

6.19 Policy S5(1)(j) of the new NPPF 2026 is also relevant to the proposal. This provision expressly identifies development addressing an evidenced unmet need, including housing development where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or has scored below 75% in the most recent Housing Delivery Test. Such development should, in the case of housing, be physically well-related to an existing settlement and be of a scale capable of being accommodated having regard to existing or proposed infrastructure. Given the site's relationship with the established group of development at Goose Green, the modest scale of the proposal and the nature of the development as the conversion of an existing building, the proposal would satisfy this aspect of the NPPF 2026.

6.20 The proposal should consequently be assessed against the positive presumption established by Policy S5, rather than being treated simply as an otherwise unacceptable new dwelling outside the defined settlement boundary. The benefits of the proposal include the reuse of an existing building, the provision of one additional three-bedroom dwelling, the avoidance of a new-build dwelling and the opportunity to enhance the appearance and immediate setting of the site. As will be set out within the subsequent sections of this report, the proposed development would not result in any adverse impacts when considering the other relevant material planning matters which would substantially outweigh the benefits.

6.21 Further to the above, Policy S6 of the NPPF 2026 states that: “For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, provided the following apply:

a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b. The neighbourhood plan contains allocations to meet its identified housing requirement (see policy HO2).

6.22 The TNP is now more than five years old. Therefore, Policy S6 of the NPPF 2026 does not apply and the presumption in favour of sustainable development would not be affected in this instance.

6.23 In addition, the age of the TNP is also relevant (adopted in 2017) to the weight that can be afforded to policies which seek to restrict the location or supply of housing, particularly where those policies were prepared against an earlier housing requirement and in a substantially different housing-delivery context. In this instance, it is considered that any conflict with the policies within the TNP would not outweigh the up-to-date national decision-making policies set out within the NPPF 2026 and given the lack of a 5-year housing supply.

6.24 While it is acknowledged that these were determined under the now superseded NPPF, it is noted that there are a number of other recent decisions that have granted residential developments outside of the defined built-up areas in other parts of the District. Examples include reference numbers DC/22/0495 and DC/22/2250 which each sought permission for 1no dwelling and were granted at appeal in August 2023 and March 2024 respectively and DC/23/2278 which sought permission for 8no dwellings and was granted by the Council's planning committee in April 2024.

6.25 A very recent appeal decision issued in October 2025 under planning reference DC/24/1486, granted permission for a new build dwelling approximately 2 miles away from the closest built-up area boundary. Within the appeal decision the Inspector states that:

> *"27. The proposed dwelling would be in a location that is not considered suitable when assessed against the relevant HDPF and NP policies. The site lacks close proximity to a wide range of essential services and facilities. Although there are some opportunities for travel by means other than private car, reliance on car journeys is likely to be significant. In these respects, the proposal would conflict with key development plan policies.*
>
> *28. Balanced against the harm are a number of benefits. The overall housing supply remains significantly deficient, and the provision of an additional dwelling would make a meaningful contribution to addressing this shortfall. The Framework recognises that small sites can make an important contribution to housing supply and are often built out quickly. There would also be modest economic benefits during construction and through local spending, as well as a small contribution to housing diversity. While the scale of these benefits is modest given that only one dwelling is proposed, in the context of current housing pressures, even a single additional home represents a valuable and positive contribution.*

29. Taking all matters into account, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Consequently, the proposal benefits from the presumption in favour of sustainable development as defined in paragraph 11d of the Framework."

6.26 Other recent examples of permitted dwellings outside of a defined built-up area can be seen under planning reference DC/24/1887, which granted outline planning consent for 2no detached dwellings in December 2025; reference DC/25/1831, which granted outline planning consent for 1no dwelling in March 2026; reference DC/25/0895, which granted full planning consent for 1no dwelling at appeal in March 2026 (Appeal Reference APP/Z3825/W/25/3375774); reference DC/24/1888, which granted outline planning consent for 2no detached dwellings at appeal in June 2026 (Appeal Reference 6004865) and; reference DC/26/0735 which granted Permission in Principle (PIP) for 3no dwellings in July 2026.

6.27 Further, there are multiple examples of permitted applications for the conversion of existing buildings to dwellings which include reference numbers: DC/23/0627 which sought permission for the conversion of stables and was granted at appeal in December 2024; DC/21/0501 and DC/24/1710, each of which sought permission for the conversion of existing buildings to form 1no dwelling and were both granted under delegated powers by the Council in January 2025; DC/23/1023, which sought permission for the conversion of an existing barn building to form 1no dwelling and was granted under delegated powers by the Council in March 2025; DC/25/1223, which sought permission for the conversion of an existing garage to form 1no dwelling and was granted under delegated powers by the Council in October 2025; DC/25/0968, which sought permission for the conversion of an existing barn building to form 1no dwelling and was granted under delegated powers by the Council in November 2025; DC/25/1994, which sought permission for the conversion of an existing cattery building to form 1no dwelling and was granted under delegated powers by the Council in April 2026 and; DC/25/1968, which sought permission for the conversion of an existing stable building to form 1no dwelling and was granted under delegated powers by the Council in July 2026.

6.28 A further relevant example of a permitted application for the conversion of an existing building located in close proximity to the site at Sir Roberts Farm on the opposite side of Goose Green Lane, under planning reference DC/20/0847, is also highlighted. The delegated report for this application states that: “The existing building is considered to represent a good example of a traditional agricultural building and the proposal incorporates minimal alterations to its existing form and appearance. The changes, which are predominately to external cladding and fenestration at ground floor level, would retain the agrarian character of the rural building and are considered appropriate in the immediate and wider countryside setting. The development in conjunction with permitted changes of use (through the GPDO) in neighbouring buildings would create a tight cluster of residential development on the site. The resulting arrangement would not though be uncommon in a countryside location where clusters of converted agricultural buildings need not necessarily appear out of keeping or visually intrusive”.

6.29 The proposal is considered to result in a similar development to the above approval, utilising a building of aesthetic merit, where the main features and external materials would be retained, and where the development would not appear out of keeping or visually intrusive.

6.30 While it is acknowledged that every application and site context should be considered on its own merits, taking into account the current situation of the Council in terms of its 5-year housing supply and the above examples, there is an expectation that a consistent approach is applied to decision making.

6.31 It is highlighted that the above permitted dwellings were located outside of any defined built-up areas. The above examples clearly show that notwithstanding the distances to the respective settlement boundaries, these boundaries are now considered to be out of date given the lack of 5-year housing supply.

6.32 Notwithstanding this position, as set out above, Policy S5 of the NPPF 2026 provides specific national policy support for the reuse, extension and alteration of existing buildings outside settlements, which the proposal fully complies with.

6.33 The housing supply position of the Council is deficient. 1no additional dwelling would contribute towards the much-needed supply of dwellings. Small sites can often be built out quickly. There would be economic benefits arising from construction and spend in the local economy. The provision of 1no dwelling, in the context of the current circumstances, would be valuable.

6.34 In summary, any conflict with the adopted HDPF settlement strategy of the TNP should be afforded limited weight and should not constitute a reason(s) for refusal. When the proposal is considered against the NPPF 2026 as a whole, and particularly Policies S3 and S5, the benefits of the proposed conversion are not substantially outweighed by any adverse effects. The principle of development is therefore considered acceptable.

Design, Appearance, and Heritage Considerations

6.35 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.

6.36 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

6.37 As set out above, the proposals have been developed and formulated with regard to the existing context of the building and site and have sought to retain the character of the building, as well as enhance its setting.

6.38 As detailed within the submitted plans, the overall form, external appearance and materials making up the walls and roof of the host building would be retained. The building is considered to be suitable for conversion, and is supported by a structural report confirming this. Overall, the existing features of the building would be retained and enhanced, ensuring that the character of the resulting dwelling remains as existing, resulting in an appropriate appearance within this setting. The plans indicate partial infilling to the central part of the building which is considered to be modest in nature.

6.39 The development would not encroach beyond the existing footprint of the building, with a proposed landscaping scheme submitted resulting in a marked enhancement of the setting of the building and limiting any impact on the countryside location. The existing building is discreetly located, given its positioning away from the wider boundaries of the site and existing boundary treatments, and as such, is not clearly visible from public vantage points.

6.40 Therefore, given the resulting design of the conversion, the retention of the existing character of the building and the proposed landscape enhancements, the dwelling would not appear as a prominent or alien feature within this setting.

6.41 The proposal is considered to relate well to its surroundings and is considered to result in an enhancement to the site and surroundings. Given the sensitive conversion and overall appearance and scale of the building which would be retained, it is considered that the proposed residential use of the site would not detract from the landscape character, particularly given the existing residential use of The Green.

6.42 The proposed development would result in a development of high quality, and would appropriately reflect the character and visual amenities of the setting. This is further highlighted by the fact that the existing site already has a hardstanding / parking area, and there is no requirement or need to add any associated residential paraphernalia to the site. Indeed, it is highlighted again that the wider site is already in a residential use, and therefore the conversion of the application building to a single dwelling would not result in an alien feature in this location or create a use which would be harmful in this context.

6.43 Overall, the proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

Neighbouring Amenity

6.44 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

6.45 Given the relationship of the proposed dwelling, as indicated on the site plans provided, with neighbouring properties, it is considered that the proposals would not have a detrimental impact in terms of overlooking, an overbearing effect or loss of light to neighbouring residential properties.

6.46 In addition, it is contended that there would be no significant issues in terms of harmful noise or disturbance generated as a result of the proposed development, beyond that of the existing use of the site. The proposed dwelling would be of an appropriate size and would comply with national space standards and appropriate external amenity space would also be provided for future occupiers.

6.47 Overall, the proposed development would not result in demonstrable harm to neighbouring amenity and would therefore be in accordance with Policy 33 of the HDPF.

Parking and Highways

6.48 Policies 40 and 41 of the HDPF require that development provides safe and suitable access and adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles.

6.49 As set out above, the development would be served by an existing vehicular access and hardstanding / parking area. The proposal would not generate a significant increase in trips to and from the site when compared to the existing use and would not give rise to a material intensification of use of the existing access point. Given the small-scale nature of the proposed use, the proposals would not result in any highway safety or capacity concerns. As detailed above, the site is also in close proximity to the PROW network, providing access for future residents to surrounding areas.

6.50 Therefore, there are no transport or parking grounds to resist the development and the application would be in accordance with the above policies.

Flood Risk and Drainage

6.51 Policy 38 of the HDPF provides that development should follow a sequential approach to flood-risk, prioritising sites and layouts that minimise vulnerability to flood risk and the risk of increasing flooding elsewhere. All proposals within Flood Zones 2 and 3 or in excess of 1ha in area within Flood Zone 1, should be informed by a site-specific Flood Risk Assessment. Policy 38 further provides that where there is potential for development to increase flood risk elsewhere, sustainable urban drainage systems or alternative water management measures should be incorporated such as to eliminate that risk with a preference for drainage systems which mimic natural features wherever possible.

6.52 The application building is partly located within a surface water flood zone. The application is supported by a detailed Flood Risk Assessment (FRA). The FRA states that the proposed development is considered to be at a low risk of pluvial flooding, and this risk can be safely mitigated appropriately and that a site-specific Sequential and Exception Test for the proposed change of use are not required, given the nature of the proposals. The proposal would also not increase flood risk elsewhere on the site or within neighbouring properties.

7. Summary and Conclusion

7.1 Overall, the proposal represents an appropriate form of development within this sustainable location. The development makes efficient and sustainable use of an existing rural building and preserves the character and appearance of the building and the countryside setting. The development is also acceptable in terms of neighbouring amenity, transport and parking and flood risk.

7.2 The development would be in accordance with the new NPPF and Policies 25, 26, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant planning permission accordingly.