



Mr Simon Brett
Brett Incorporated Limited
18 Seal Road
Selsey
Chichester
PO20 0HW

**Bayley Paddock Mill Lane Partridge Green West Sussex
Change of use and alterations to existing stable building to form 1no holiday-let unit (part-retrospective)**

Your application DC/22/0181 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Simon Brett
Brett Incorporated Limited
18 Seal Road
Selsey
Chichester
PO20 0HW

Application Number: DC/22/0181

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Wayne Bayley - Delcraven Ltd

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Change of use and alterations to existing stable building to form 1no holiday-let unit (part-retrospective)

Bayley Paddock Mill Lane Partridge Green West Sussex

to be carried out in accordance with Application No. DC/22/0181 submitted to the Council on 01/02/2022 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 29/03/2022

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location plan		0939.70/01	01.02.2022
Site plan		0939.70/02	01.02.2022
Elevation & Floor plan	Existing	0939.70/03	01.02.2022
Elevation & Floor plan	Proposed	0939.70/04	01.02.2022
Floor plan	Proposed	0939.70/05	01.02.2022

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan 0939.70/02 received 01.02.2022 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, the hard and soft landscaping measures, utilising native species planting, shall be implemented in accordance with the approved details as shown on plan 0939.70/02 received 01.02.2022 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The holiday-let accommodation hereby permitted shall only be occupied/operated as holiday accommodation and shall not be occupied by an individual, family or group for more than 4 consecutive weeks in any 8 week period commencing with the first day of letting or by an individual, family or group for more than 4 weeks in any 26 week period commencing with the date of the first letting to their individual family or group.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 28 and 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/22/0181

Bayley Paddock, Mill Lane, Partridge Green, West Sussex, RH13 8JU

DESCRIPTION:

Change of use and alterations to existing stable building to form 1no holiday-let unit (part-retrospective)

RELEVANT PLANNING HISTORY:

DC/21/2324	Conversion of stable building, previously approved for two holiday-lets, into a single dwellinghouse with associated alterations and provision of incidental garage and greenhouse	Application Refused on 01.02.2022
DISC/20/0325	Approval of details reserved by conditions 5 and 6 to approved application DC/18/1827	Application Permitted on 06.05.2021
DC/18/1828	Change of use from stables to B1 purposes including provision of parking and access	Application Permitted on 24.10.2018
DC/18/1827	Change of use of existing stable building to 2no. holiday-let units, with associated landscaping and parking	Application Permitted on 24.10.2018
DC/06/1500	Relocation of stables and tack store	Application Refused on 06.11.2006

SITE AND SURROUNDS

The application site is located to the south of Mill Lane, accessed by a single-lane track that measures approximately 55m in length. The site lies within the settlement of Littleworth, which is an unclassified settlement to the north of the built-up area of Partridge Green. The application site is set behind the ribbon of linear development that fronts Mill Lane, and currently consists of an 'L' shaped timber stable building, within a paddock of an approximate area of 0.1 hectares. The site is bound by mature shrubbery to the north, south, and west, with a post and rail fence and 5-bar entrance gate positioned to the east. The area is overgrown, and includes no 'made' access.

DETAILED DESCRIPTION

The application seeks part-retrospective planning permission for the change of use of the stable building a holiday-let unit. The proposal comprises modest external alterations to the building, including the addition of recessed glazing to 3 of the existing stable doors, and the addition of one window to the northern and eastern elevations. It is proposed to lay Terram geotextile sheet and plastic grid to the eastern section of the site to provide vehicular access and parking for 4no. vehicles. Additional screen planting is also proposed along the perimeter.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:

West Grinstead Neighbourhood Plan (made)

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

WSCC Highways: No Objection, suggested conditions.

WSCC PROW Team: No Objection

Southern Water: No Objection

Parish Comments:

No Objection

Representations:

One letter of representation received neither objecting to nor supporting the proposal, stating:

- Questions the ecology reports regarding water flow to culvert
- Great Crested Newts are present on / near to the site

EQUALITY AND HUMAN RIGHTS:

Under the Equality Act 2010, the Council has a legal duty to pay 'due regard' to the need to eliminate discrimination and promote equality, fostering good relations in respect of Race, Disability, Gender including gender reassignment, Age, Sexual Orientation, Pregnancy and maternity, Religion or belief. The Equality Act 2010 will form part of the planning assessment below.

Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application.

Consideration of Human Rights and Equalities forms part of the planning assessment below.

PLANNING ASSESSMENT

Background:

The application site has an extensive planning history, including previous unsuccessful attempts to convert the stables into a single dwellinghouse (DC/21/2324, DC/21/1240 and DC/17/1148). More recently, permission has been approved for the conversion of the stables into 2x holiday lets (DC/18/1827) and to an alternate B1 use (DC/18/1828). Officers note that conditions 5 and 6 attached to permission DC/18/1827 have been discharged (relating to refuse and recycle storage and cycle parking respectively) and the works since been carried out and completed on site. The conversion of the stables into a holiday let have also commenced; however, following a site visit it is apparent that the internal alterations, in addition to the new window to the eastern elevation, are more akin to the present proposal. As such, the proposed development is likely to have already commenced.

Principle of Development:

Policy 11 of the Horsham District Planning Framework (HDPF) states that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location, and should increase the range, or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District.

The Horsham District Visitor Accommodation Study dated July 2016 outlines that the District is well-placed to capitalise on the projected growth in domestic short break and overseas tourist markets and the increasing demand for family and friend get togethers, celebrations, and weekends away. The study concludes that there is insufficient provision of all forms of visitor accommodation in the District, with the potential in the rural parts of the District to upgrade existing facilities through the provision of high quality holiday cottages, small holiday lodges/eco lodges etc.

As indicated within both the Horsham District Hotel and Visitor Accommodation Study 2016, there is an identified need for such tourist accommodation as proposed within the District. As established through the existing permission for holiday accommodation on the site, the proposed scale and nature of the accommodation is considered to be appropriate to the character and location of the area, whilst improving the range and quality of facilities for visitors. As such, the proposal is considered to be acceptable in principle, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

The application relates to the change of use of the building to holiday-let. The proposal comprises modest external alterations to the building, including the addition of recessed glazing to 3 of the existing stable doors, and the addition of one window to the northern and eastern elevations. As above, the operational works have partially been implemented, though some works are yet to be completed. The proposed use has not yet commenced.

The proposal relates to an existing building, with the proposed works retaining the overall form and appearance of the building. The existing openings would be retained to maintain the rural vernacular of the building, with recessed glazing positioned behind three of the existing stable doors. The proposal would therefore result in limited alterations to the exterior, with the proposal considered to retain the character and appearance of the rural building.

It is further noted that the cycle and refuse / recycling storage approved under DISC/20/0325 (relating to the approved DC/18/1827) have been built on site towards the northern boundary of the site. Officers note that the design of the structures vary slightly from the approved plans- for example, the refuse store includes a slightly shallower pitch to the roof and lacks doors, and the cycle storage comprises a

flat roof compared to a pitched roof. However, the appearance of the outbuildings are considered acceptable.

Amenity Impacts:

Policy 33(2) of the HDPF states that development should be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, whilst having regard to the sensitivities of surrounding development.

The wider surroundings are characterised by residential development, comprising predominantly a linear pattern fronting Mill Lane, with examples of backland development surrounding the application site. The site is approached along a made access track, with fencing, domestic gardens, and a number of dwellings all visible from it. As such, the character of the area is semi-rural and residential in nature.

Given the character of the area as semi-rural residential, it is considered that the proposed holiday use of the building would be similar in nature to that of the surrounding land uses. It is therefore not considered that the proposed use would result in unacceptable harm to the amenities and sensitivities of the neighbouring properties, in accordance with Policy 33 of the HDPF.

Highways Impacts:

Policy 41 of the HDPF states that development should provide safe and adequate parking, suitable for all anticipated users.

The proposal would utilise the existing access to the east of the site and would accommodate 4x parking spaces to the east. No alterations are proposed to the access or track, and as such the proposal is not considered to result in harm to the function or safety of the public highway network, in accordance with Policy 41 of the HDPF.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

As above, the site benefits from a recently granted planning permission for 2x holiday units (DC/18/1827). The permission has since been commenced, including the discharge of relevant pre-occupation conditions (approved under DISC/20/0325). Whilst the works for the present proposal have been retrospectively implemented, the approved permission remains extant and could be implemented and used as permitted. Given that the proposal would not increase the quantum of development on site, the current application is not likely to give rise to any additional water use over and above the extant permission.

With the above in mind, the use of the site is considered water neutral.

Conclusion:

The proposed use for holiday-let accommodation is considered to support rural economic development within the District and contribute to the wider provision of tourist accommodation within the District. The proposal is not considered to result in harm to the character of the semi-rural area, and is considered to be of a nature and scale that would not result in harm to the amenities of neighbouring properties. As such, the proposal is considered to accord with policies 1, 2, 11, 25, 32, 33, 41, 42, and 43 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	90.8	0	90.8
	Total Gain		90.8
	Total Demolition		0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan 0939.70/02 received 01.02.2022 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, the hard and soft landscaping measures, utilising native species planting, shall be implemented in accordance with the approved details as shown on plan 0939.70/02 received 01.02.2022 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- Regulatory Condition:** The holiday-let accommodation hereby permitted shall only be occupied/operated as holiday accommodation and shall not be occupied by an individual, family

or group for more than 4 consecutive weeks in any 8 week period commencing with the first day of letting or by an individual, family or group for more than 4 weeks in any 26 week period commencing with the date of the first letting to their individual family or group.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 28 and 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/22/0181

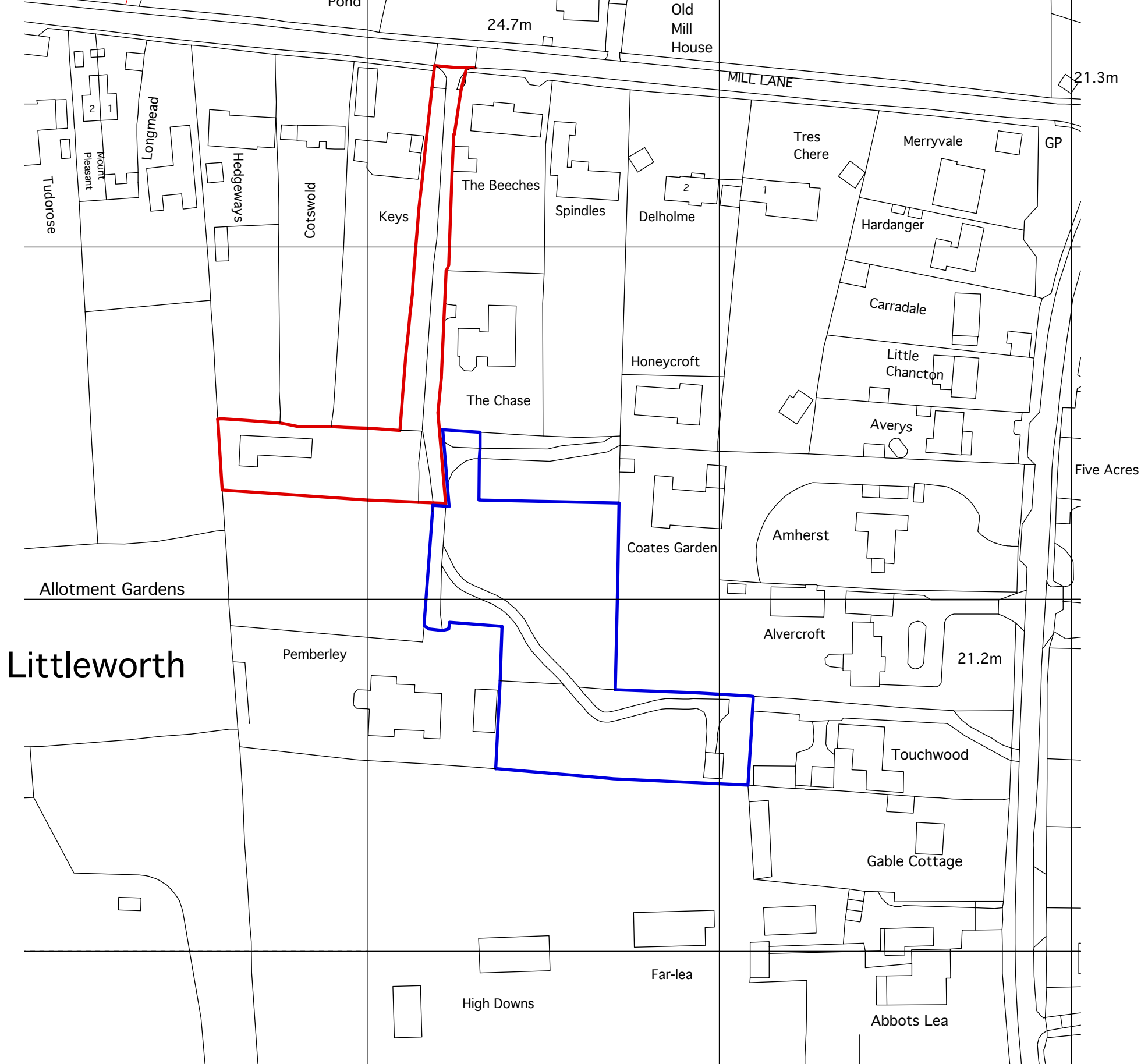
Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		0939.70/01	01.02.2022
Site plan		0939.70/02	01.02.2022
Elevation & Floor plan	Existing	0939.70/03	01.02.2022
Elevation & Floor plan	Proposed	0939.70/04	01.02.2022
Floor plan	Proposed	0939.70/05	01.02.2022

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 28.03.2022

Authorising Officer sign/initial Guy Everest Date: 29.03.2022



Location Plan
Scale 1:1250

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
10cm = 5 Metres at scale 1:50

The Drawings supporting this application have been produced to be handled and viewed electronically and are best viewed on screen to see fine detail that may not appear on printed versions depending on the type of printer used and the size of print etc, for which Brett Incorporated Ltd accepts no liability.



BRETT INCORPORATED
Planning and Development Services
LIMITED

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 MANAGING DIRECTOR SIMON BRETT M.R.T.P.I.
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 REGD IN THE UK No: 4869163 VAT REG No: 823 5236 44
www.brettinc.co.uk

Client: Delcraven Ltd
 Project: Alterations and use of building approved for two holiday lets as a single holiday let at Plot 1, Bayley Paddock, RH13 8JU
 Drawing: Location Plan

Drg No: 0939.70/01 Date: January 2022
 Scales: 1:1250 Original Plan Size A3 Drawn: Gonzo

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BLOCK PLAN - SCALE 1:500

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
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SOUTH ELEVATION



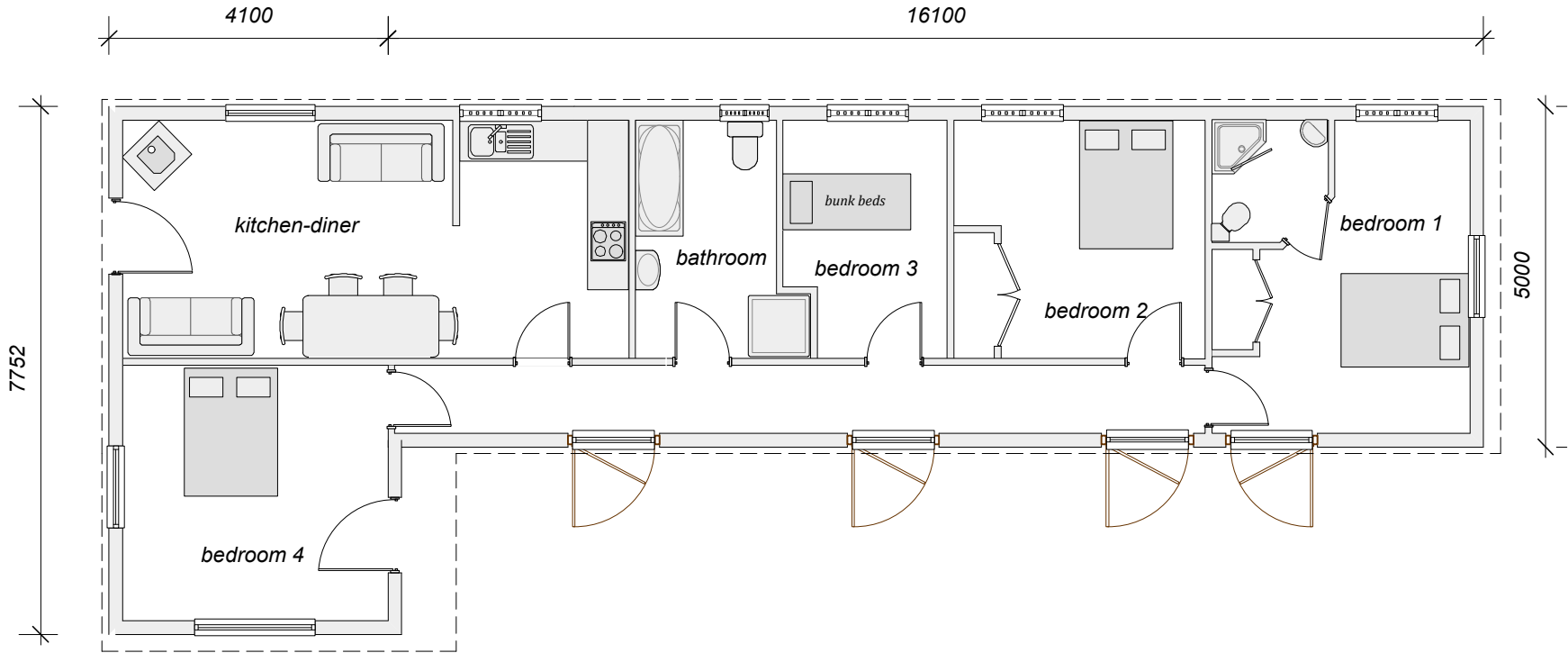
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
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Planning and Development Services

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Client: Delcraven Ltd
Project: Alterations and use of building approved for two holiday lets as a single holiday let at Plot 1, Bayley Paddock, RH13 8JU
Drawing: Proposed Floor Plan and Elevations

Drg No: 0939.70/04	Date: January 2022
Scales: 1:100	Original Plan Size A3
Drawn: Gonzo	

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