



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

**Gay Street Farm, Gay Street, Pulborough, West Sussex
Conversion of former granary to holiday accommodation (Full Application)**

Your application DC/20/0304 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,

Barbara Childs
Director of Place



Mr Nikolas Antoniou
NJA Town Planning Ltd
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City Place
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Application Number: DC/20/0304

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

On behalf of: Mr and Mrs J Trumper

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:

Conversion of former granary to holiday accommodation (Full Application)

Gay Street Farm, Gay Street, Pulborough, West Sussex

to be carried out in accordance with Application No. DC/20/0304 submitted to the Council on 14/02/2020 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 09/04/2020

- 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
Floor plan	Existing Ground Floor Plan	1921.001	14.02.2020
Design & Access Statement	With heritage and planning	NONE	14.02.2020
Site plan	Existing	1921.010	14.02.2020
Section plan	Proposed	1921.107	14.02.2020
Elevation plan	Proposed	1921.104 REV A	01.03.2020
Section plan	Proposed	1921.106	14.02.2020
Floor plan	Proposed First Floor	1921.102	14.02.2020

Roof plan	Proposed	1921.103	14.02.2020
Floor plan	Proposed Ground Floor	1921.101 REV A	01.03.2020
Location & Block plan	Proposed	1921.100 REV A	01.03.2020
Elevation plan	Existing	1921.004	14.02.2020
Section plan	Existing	1921.007	14.02.2020
Section plan	Existing	1921.006	14.02.2020
Floor plan	Existing Roof Plan	1921.002	14.02.2020
Floor plan	Existing First Floor Plan	1921.002	14.02.2020

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-Commencement Condition:** The new external doors hereby permitted shall not be installed until drawings of the doors to a scale not smaller than 1:5 have been submitted to and approved in writing by the Local Planning Authority. These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, etc
- method of opening
- method of glazing

The works must not be executed other than in complete accordance with the approved details.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The residential accommodation hereby permitted shall, when occupied as holiday accommodation be managed in accordance with the following:

- i) The accommodation shall be occupied for holiday and short-term let purposes only;
- ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
- iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- iv) The accommodation shall at all times be managed and supervised by Gay Street Farm;
- v) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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

- 8 **Pre-Occupation Condition:** The development hereby approved shall not be brought into first use until the parking facilities have been provided in accordance with the plans hereby approved [Drw 1921-100 Rev A] and the parking facilities shall thereafter be retained solely for that purpose [and solely in connection with the development as a holiday cottage].

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).

- 9 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, C or D of Part 1 of Schedule 2 of the Order shall take place to the holiday let accommodation hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to preserve the historic character of the site in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

Note to Applicant

The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works to ensure its long term effectiveness.

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 daniel.raymond@horsham.gov.uk or phone 01403 733144.

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>.



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Application Number: DC/20/0305

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

On behalf of: Mr and Mrs J Trumper

In pursuance of their powers under the above-mentioned Acts, the Council hereby GRANT Listed Building Consent for the following works:

Conversion of former granary to holiday accommodation (Listed Building Consent)

Gay Street Farm, Gay Street, Pulborough, West Sussex

in accordance with the details specified in your Application No. DC/20/0305 submitted to the Council on 14/02/2020 and subject to due compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 09/04/2020

- 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
Floor plan		1921.001	14.02.2020
Floor plan		1921.002	14.02.2020
Roof plan		1921.002	14.02.2020
Section plan		1921.006	14.02.2020
Section plan		1921.007	14.02.2020
Elevation plan		1921.004	14.02.2020

Location & Site plan		1301.100 REV A	01.03.2020
Floor plan		1921.101 REV A	01.03.2020
Roof plan		1921.103	14.02.2020
Floor plan		1921.102	14.02.2020
Section plan		1921.106	14.02.2020
Elevation plan		1921.104 REV A	01.03.2020
Section plan		1921.107	14.02.2020
Site plan		1921.010	14.02.2020
Supporting Docs	Cover letter	NONE	14.02.2020
Supporting Docs	DC/17/2497	NONE	14.02.2020
Supporting Docs	DC/18/1500	NONE	14.02.2020
Supporting Docs	Appeal decision	NONE	14.02.2020
Supporting Docs	DC/16/2509	NONE	14.02.2020
Design & Access Statement		NONE	14.02.2020

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

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Pre-Commencement Condition:** The new external doors hereby permitted shall not be installed until drawings of the doors to a scale not smaller than 1:5 have been submitted to and approved in writing by the Local Planning Authority. These drawings must show:
- materials
 - decorative/protective finish
 - cross section of frame, transom, mullions, glazing bars, etc
 - formation of openings including reveals, heads, sills, etc
 - method of opening
 - method of glazing
- The works must not be executed other than in complete accordance with the approved details.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** All new partitions shall be scribed around existing timber framing. This consent does not extend to or imply consent for the cutting, altering, or removing any part of the timber frame.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Note to Applicant

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at www.planningportal.co.uk/planning/applications/paperforms.

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 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.

Compliance with the Approved Plans and Conditions

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

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.

Conditions Compliance

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

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.

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.

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.

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/20/0304

Gay Street Farm, Gay Street, Pulborough, West Sussex, RH20 2HL

DESCRIPTION:

Conversion of former granary to holiday accommodation (Full Application)

RELEVANT PLANNING HISTORY:

DC/20/0305	Conversion of former granary to holiday accommodation (Listed Building Consent)	Pending consideration
WC/122/03	Conversion of barn to farm office Site: Gay Street Farm Gay Street Pulborough	Application Permitted on 21.10.2003
WC/119/03	Conversion of barn to farm office Site: Gay Street Farm Gay Street Pulborough	Application Permitted on 21.10.2003

SITE AND SURROUNDS

The application site comprises Gay Street Farm, which is a sizable property set at the end of Gay Street Lane, where it becomes a private, gated, lane. The wider site comprises a residential house set on the eastern side of the track and a former granary building that lies on the western side of the track, butting up to the site boundary on the western side. Whilst the main house is a Grade II listed building, the granary is not listed in its own right, but is curtilage listed.

The granary building has a stone lower section and upper parts that are clad in black timber, with a clay tiled hipped roof. There are stone buttresses against the eastern wall and the building already includes timber-framed doors and windows, owing to its current use as a home office. Internally, the layout includes a hallway, WC and kitchenette, with a full first-floor. At ground floor, there are no openings in the east or west stone walls. The granary was converted to a farm office following permission granted in 2003 (WC/119/03 and WC/122/03). The approved plans include an external staircase to the first-floor 'hayloft' on the northern side, which no longer appears to be in place.

The site itself is some 3.6km north of the BUAB of West Chiltington. A network of public footpaths and bridleways runs directly alongside the western wall of the application property. A large red brick and stone barn situated to the north of the main house, was granted permission for conversion to ancillary residential use in October 2017 (DC/17/0913 and DC/17/0914).

Further to this structure, there is also a timber barn and a pair to brick stables to the north of this barn.

DETAILED DESCRIPTION

The proposal concerns the conversion of the granary building to form a 2-bed holiday let, involving new internal partitions at first-floor to form the two bedrooms and two shower rooms, a new roof-light in the western roof-slope. At ground floor, there would be revisions to the existing partition walls to form a larger kitchen area, new utility cupboard and hall-way and new set of French doors on the southern wall.

Holiday cottage parking would be adjacent to the stable building, located to the north of the main house.

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 7 - Strategic Policy: Economic Growth

Policy 10 - Rural Economic Development

Policy 11 - Tourism and Cultural Facilities

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:

The West Chiltington Neighbourhood Plan remains at an early stage.

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:

INTERNAL CONSULTATIONS

HDC Conservation: No Objections following revisions

- The Granary is an important building in reinforcing the historic interest of this ancient loose courtyard type farmstead. It should be considered to form part of the listed building for this reason. It has already been altered following conversion to an office but this has not significantly diluted its former agricultural appearance. It is appropriate that a new use is found for it in order that there is motivation to maintain and repair it in the future. The proposal to convert it to ancillary residential use and as holiday accommodation is acceptable in heritage terms.
- The building is already provided with services to facilitate residential use so the alterations are predominantly to alter the spatial arrangement. It would be preferable that the first floor is not as intensively divided and question the need for two shower rooms in such a small unit. This does lead to a cramped first floor which will prevent an appreciation of the openness of the space which is a key characteristic of the building. The internal changes will not result in harm to the principal building and it is more important that the building is used so it is only a suggestion that the applicant rethink the arrangement.
- The door on the south elevation is an acceptable alteration. As the granary is not listed in its own right we have to consider the impact of the proposals to the principal building, the farmhouse in this case. The first floor alterations are not harmful to the special interest of the principal building in this case. Suggested conditions.

OUTSIDE AGENCIES

WSCC Highways: Comment

- The proposal is for the conversion of a former granary to a holiday let. The application site is located on Gay Street a publicly maintained unclassified no through road subject to a 60 mph speed limit. The Local Highways Authority (LHA) would not anticipate that vehicles would be travelling at the posted speed limit at this location.
- An established access point will serve the proposed holiday let and currently serves a established farm. No changes to the access are proposed. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury

collisions within the vicinity of the site. Therefore there is no evidence to suggest that the existing assess is currently operating unsafely.

- The applicant has not demonstrated the existing or proposed parking or cycle parking arrangements.
- In principle the Local Highways Authority (LHA) does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.
- The LHA requests the applicant provide vehicle parking & cycle parking in guidance with Manual for Streets (MfS) and WSSC recommendations.

Southern Water: Comment

- There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal.
- The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works or septic tank to ensure its long-term effectiveness.
- It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site

Parish Comments:

No Objections

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS

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 the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

The main considerations material to this application relate to:

Principle of Development:

In this instance, the application site lies within the countryside and so Policy 26 of the Horsham District Planning Framework (2015) would be relevant. This requires development outside the built-up area boundaries to be essential to its countryside location in order to protect the rural character and undeveloped nature of the countryside against inappropriate development. In addition, it must meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

Furthermore, this policy requires that development be of a scale that is appropriate to its countryside character and location and should not lead either individually or cumulatively to a significant increase in the overall level of activity in the countryside.

Policy 10 and 11 of the HDPF relate to rural economic development and tourism facilities which encourages development that maintains the quality and character of the area, provided the development is appropriate to the countryside and:

1) Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either

a) Be contained wherever possible within suitably located buildings which are appropriate for conversion, or in the case of an established rural industrial estate, within the existing boundaries of the estate; or

b) Result in substantial environmental improvements and reduce the impact on the countryside particularly if there are new or replacement buildings involved.

And which are of a scale and type that is appropriate to the location and which would increase the range, or improve the quality of accommodation, attraction or experiences for tourists.

In policy terms, the proposal could be supported. It is noted that the site has already been converted to function as an office, approved in order to support the farm. The accommodation would be located within a wider landholding, located close to other buildings, with established vehicular access to the site and access to a wider parking area that serves the host property. As the accommodation would be linked to the host dwelling, this would be conveniently sited for maintenance and change-over times between guests.

Design and Appearance:

For the proposal to comply with Policies 1, 2, 10, 25, 32 and 33 of the HDPF, consideration needs to be given to the likely impact of the conversion on the prevailing openness and rural character in this location, along with any associated intensification arising from the use as a holiday let.

There would be a very high degree of visibility of the building from the public realm, on account of its siting directly alongside a designated PROW / Bridleway that runs to the west of the building.

The existing conversion of the former granary to office is noted, and the previous addition of doors and window openings into the structure. The proposed alterations, comprising a new set of French doors in the southern side and a new roof-light in the western roof-slope are therefore considered to be minimal additions to the structure as it currently appears, and as it has been for some 15 years. The building therefore retains its existing relationship to the host farmhouse and other buildings, resulting in limited interventions in the wider rural landscape. It is suggested that these elements should be subject to an appropriate condition in the event of approval being granted.

Heritage Impacts:

HDPF Policy 34 requires proposals that affect the setting or fabric of listed buildings to reinforce the special character of the historic environment within the district and to make a positive contribution to the character and distinctiveness of the area. Securing the viable and sustainable future of heritage assets through continued preservation and improvements to the setting of heritage assets are also important considerations.

The former granary building is considered to play an important part in reinforcing the historic interest of this ancient loose courtyard type farmstead. Its previous conversion to an office already provides the building with most of the elements required for the proposed residential conversion, and the existing conversion is not considered to significantly dilute its agricultural appearance.

The proposal to convert the barn to residential use is therefore considered to be acceptable in principle and would ensure the building is maintained. Furthermore, the ability to recognise the complex as a historic farmstead would be retained.

Following the amendments to provide a larger pair of French doors in the southern elevation in place of the existing window, the overall appearance would remain in keeping with the form and function of the

designated heritage asset and no harm to the asset or its setting would arise. Final details of the doors are secured by condition, along with conditions to secure appropriate rooflights, pipework and to restrict permitted development rights to protect the interest of the heritage setting.

Amenity Impacts:

Policy 33 of the HDPF (2015) also seeks to avoid unacceptable harm to neighbouring amenity. In this instance, the outlook from the cottage would not impinge on any neighbouring properties, with the closest being 'Bernadotte' some 50m south. Therefore, any activities associated with the use of the building as a holiday let, would be sufficiently distanced from neighbouring properties, so as to no lead to any adverse impact on amenities. The impact arising from a transient nature of 'resident' for brief periods during the year, would not adversely impact on the neighbouring amenities, owing to the siting and distances involved, and the presence of established agricultural activities on the wider host site.

Highways Impacts:

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.

WSCC as the Local Highway Authority recognises that the proposal would be served by an established agricultural access and would not lead to the material intensification onto the maintained highway network.

Following amendments to the plans, it is confirmed that there would be parking made available to the holiday cottage, within the wider private property of Gay Street Farm, in compliance with the recommendations set out in the adopted WSCC parking guidance. The proposal is therefore considered to be in accordance with the requirements of Policy 40 of the HDPF.

Conclusions and Planning Balance:

In conclusion, the proposal has been considered within the context of the NPPF and the presumption in favour of sustainable development, and against Local Policies set out within the Horsham District Planning Framework (2015).

The proposed conversion of the former granary building, which has already been converted to an office, to provide a 2-bed holiday let cottage is considered to provide for quiet and informal recreation that allows and promotes recreation in and enjoyment of the countryside. The existing building is considered to be of a scale that would be appropriate for conversion and of an appearance that would relate sympathetically to the rural landscape character of the area.

The proposal is not considered to raise any material effect on the amenities of neighbouring property Bernadotte, or to the host dwelling Gay Street Farm, which would be conveniently located to provide the servicing needs of the holiday let. More importantly, the proposal would contribute towards maintaining the existing agricultural courtyard development, a key component of the setting of the listed building, as well as wider the character and openness of the landscape, in line with HDPF policies 2, 10, 25, 32 and 33 and 34.

In this instance, approval is recommended subject to the conditions set out.

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. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	61.8	0	0
	Total Gain		61.8
	Total Demolition		0

Please note that 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:

- 1 Plans list
- 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-Commencement Condition:** The new external doors hereby permitted shall not be installed until drawings of the doors to a scale not smaller than 1:5 have been submitted to and approved in writing by the Local Planning Authority. These drawings must show:
 - materials
 - decorative/protective finish
 - cross section of frame, transom, mullions, glazing bars, etc
 - formation of openings including reveals, heads, sills, etc
 - method of opening
 - method of glazing

The works must not be executed other than in complete accordance with the approved details.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The residential accommodation hereby permitted shall, when occupied as holiday accommodation be managed in accordance with the following:
- i) The accommodation shall be occupied for holiday and short-term let purposes only;
 - ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
 - iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
 - iv) The accommodation shall at all times be managed and supervised by Gay Street Farm;
 - v) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

- 7 **Regulatory condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

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

- 8 **Regulatory condition:** The development hereby approved shall not be brought into first use until the parking facilities have been provided in accordance with the plans hereby approved [Drw 1921-100 Rev A] and the parking facilities shall thereafter be retained solely for that purpose [and solely in connection with the development as a holiday cottage].

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).

- 9 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, C or D of Part 1 of Schedule 2 of the Order shall take place to the holiday let accommodation hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to preserve the historic character of the site in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works to ensure its long term effectiveness.

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/20/0304

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

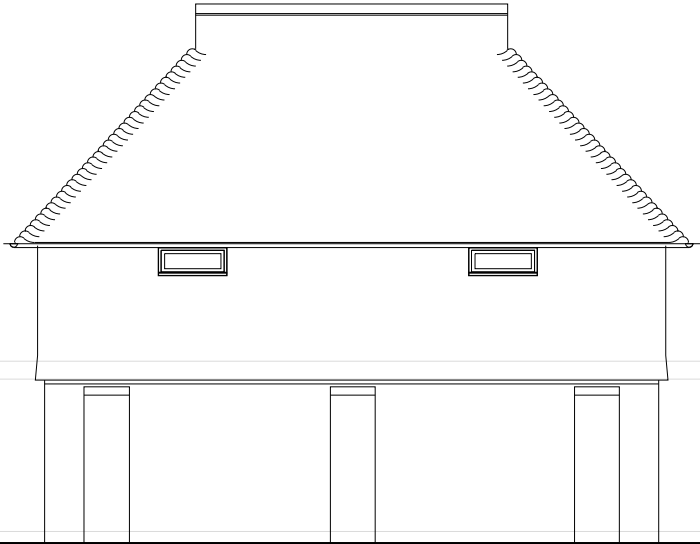


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r date amendment



EAST ELEVATION

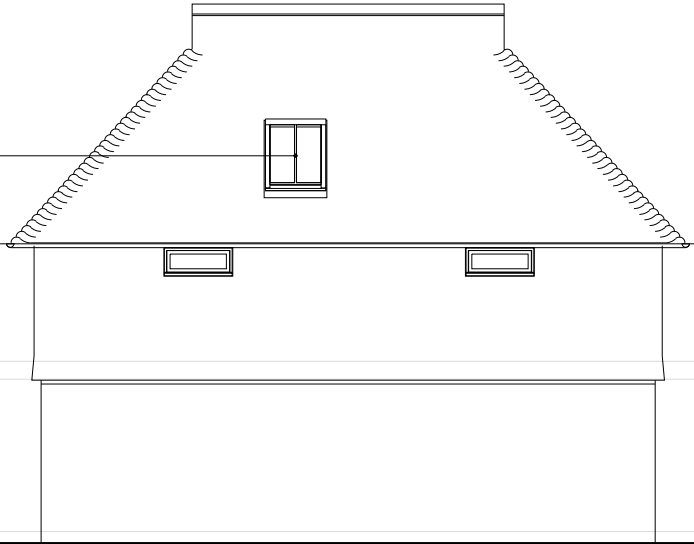


NORTH ELEVATION



SOUTH ELEVATION

Proposed new
conservation
roof light



WEST ELEVATION

client
MR & MRS J TRUMPER

project
**THE GRANARY
GAY STREET FARM
GAY STREET
PULBOROUGH**

title
**PROPOSED
ELEVATIONS**

drawn CAD/RNT	date 05.12.19
scale 1:100@A3	number 1921.104

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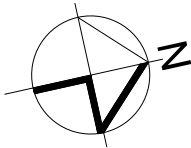
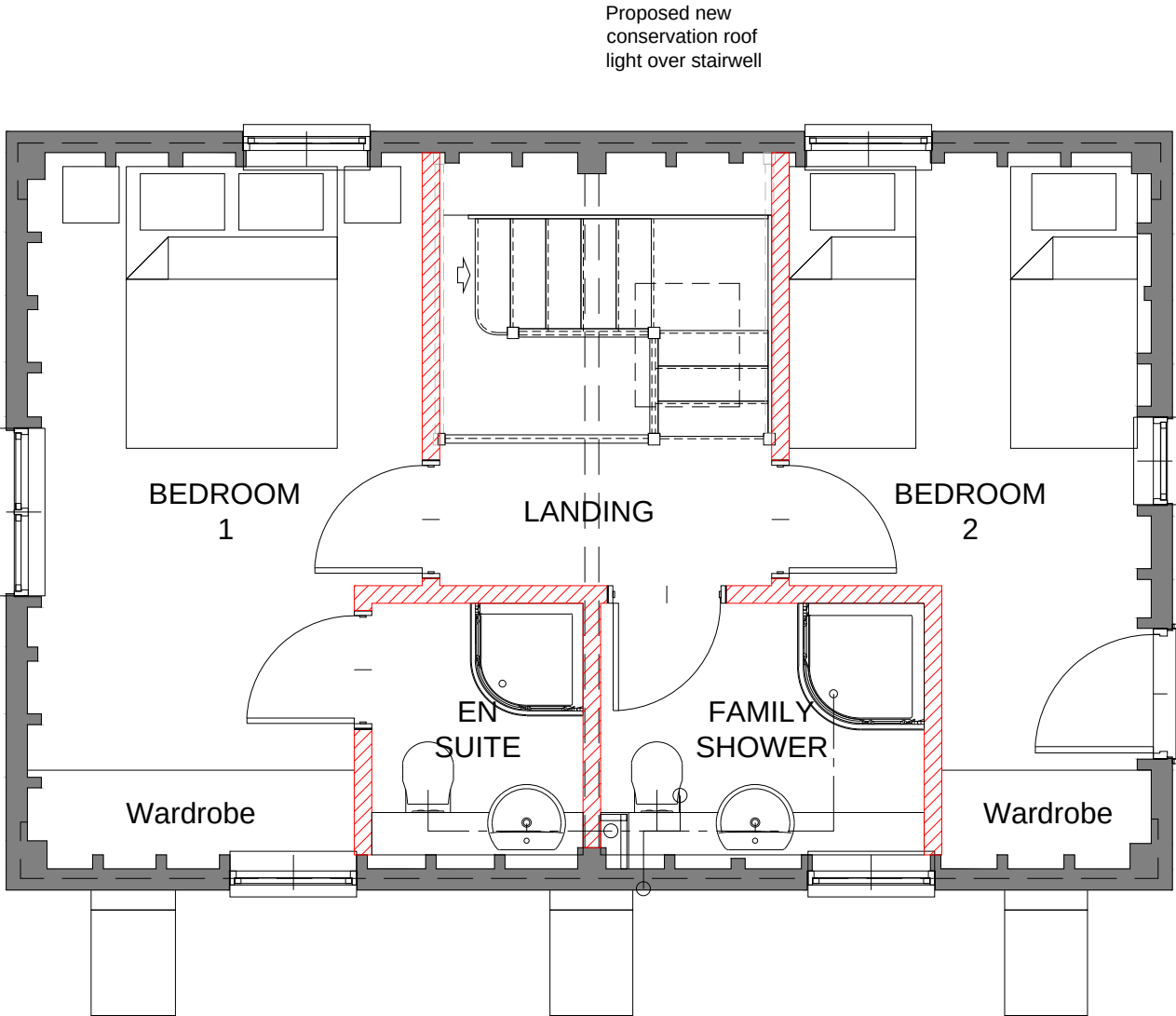
r	date	amendment

client
MR & MRS J TRUMPER

project
**THE GRANARY
GAY STREET FARM
GAY STREET
PULBOROUGH**

title
**PROPOSED
FIRST FLOOR PLAN**

drawn CAD/RNT	date 05.12.19
scale 1:100@A3	number 1921.102



Scale Bar

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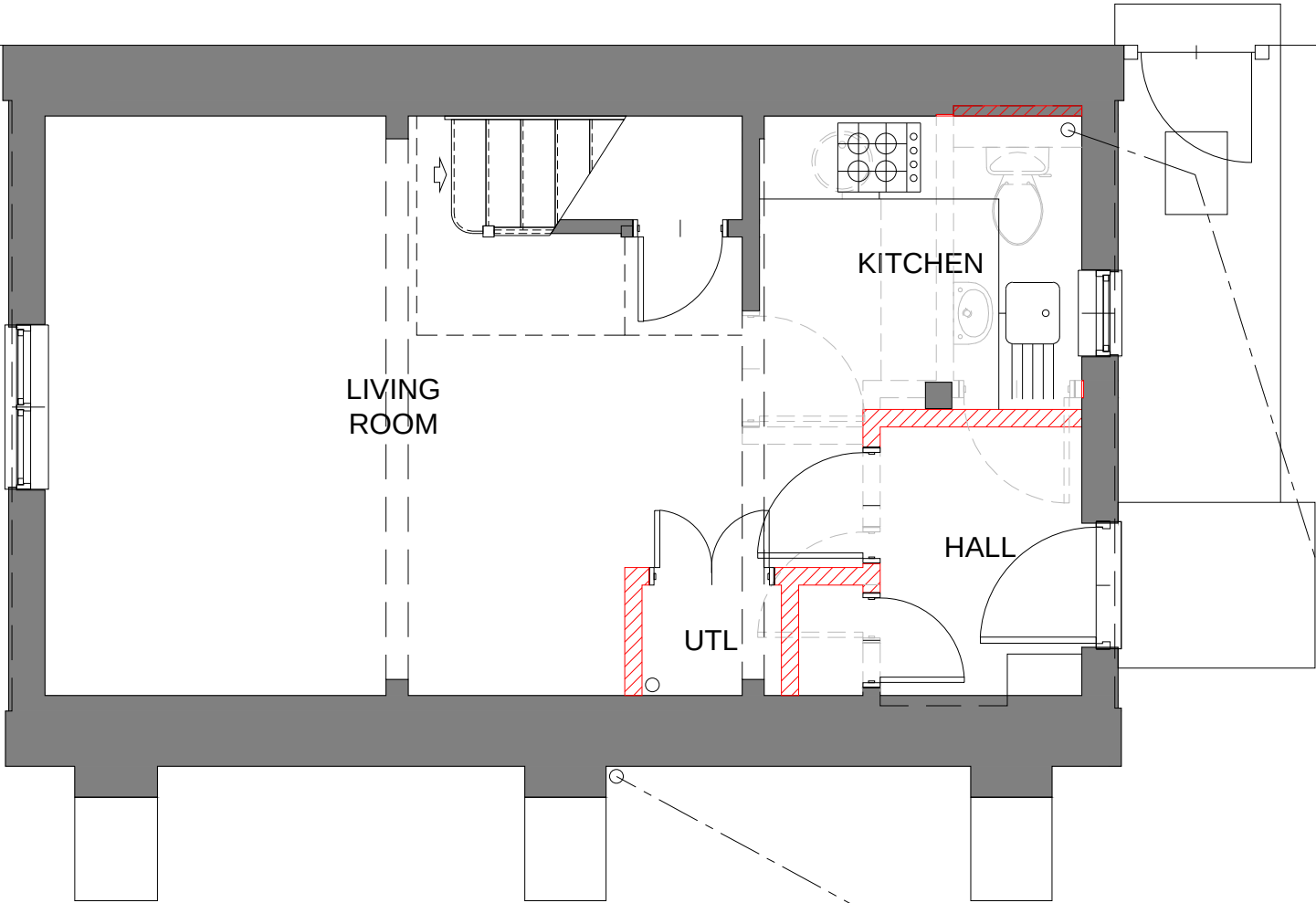
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client	MR & MRS J TRUMPER
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project	THE GRANARY GAY STREET FARM GAY STREET PULBOROUGH
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title	PROPOSED GROUND FLOOR PLAN
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drawn CAD/RNT	date 05.12.19
scale 1:50@A3	number 1921.101



GROUND FLOOR PLAN

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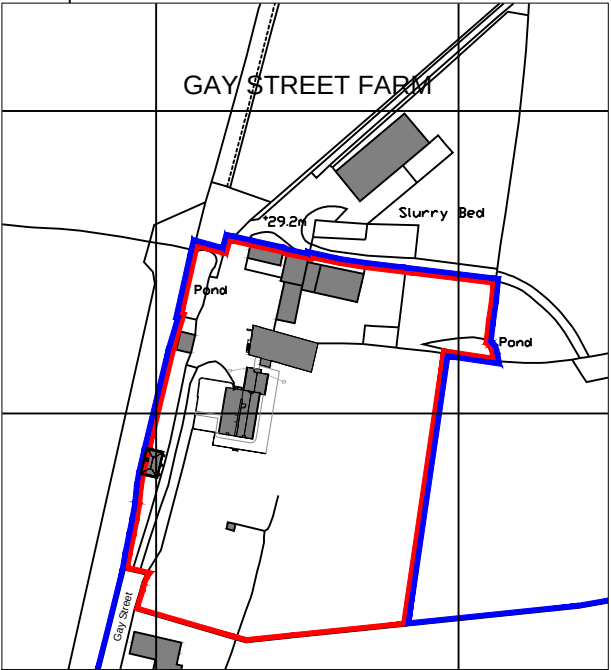
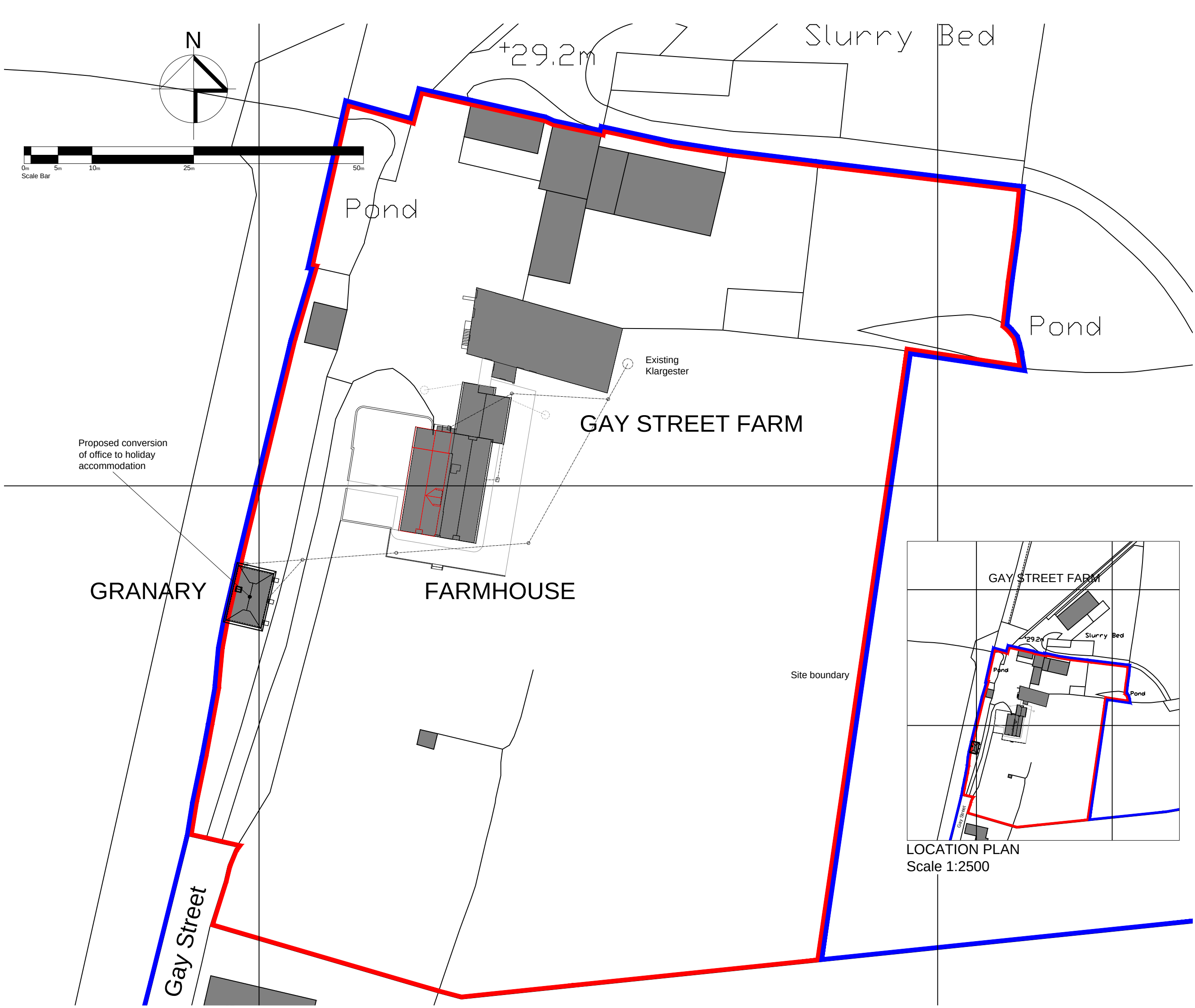
r date amendment

client
MR & MRS J TRUMPER

project
**GAY STREET FARM
GAY STREET
PULBOROUGH**

title
**PROPOSED
SITE PLAN**

drawn CAD/RNT	date 05.12.19
scale 1:500@A3	number 1301.100



LOCATION PLAN
Scale 1:2500



APPLICATIONS & APPEALS SERVICES

**THE GRANARY
GAY STREET FARM
GAY STREET
PULBOROUGH
WEST SUSSEX
RH20 2HL**

CONVERSION OF FORMER GRANARY TO HOLIDAY ACCOMMODATION

**PLANNING, DESIGN
& HERITAGE STATEMENT**

NJA/16/130

FEBRUARY 2020



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Appendices

NJA/1 – Shorts Farm, The Street, Nutbourne

NJA/2 – Woodlands Farm, Adversane,
Billingshurst

NJA/3 – 1 Cootham Brow, Storrington,
Pulborough

NJA/4 – Crowell, Gay Street, Pulborough

1.0 INTRODUCTION

1.1 Planning permission and Listed Building Consent are sought for the conversion of an existing former granary building within the curtilage of Gay Street Farm to provide a modest holiday let.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;

- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Heritage** – the impact of the proposal upon the setting of heritage assets;
- **Access** – access to the development and parking provision.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission and Listed Building Consent.

2.0 PHYSICAL CONTEXT

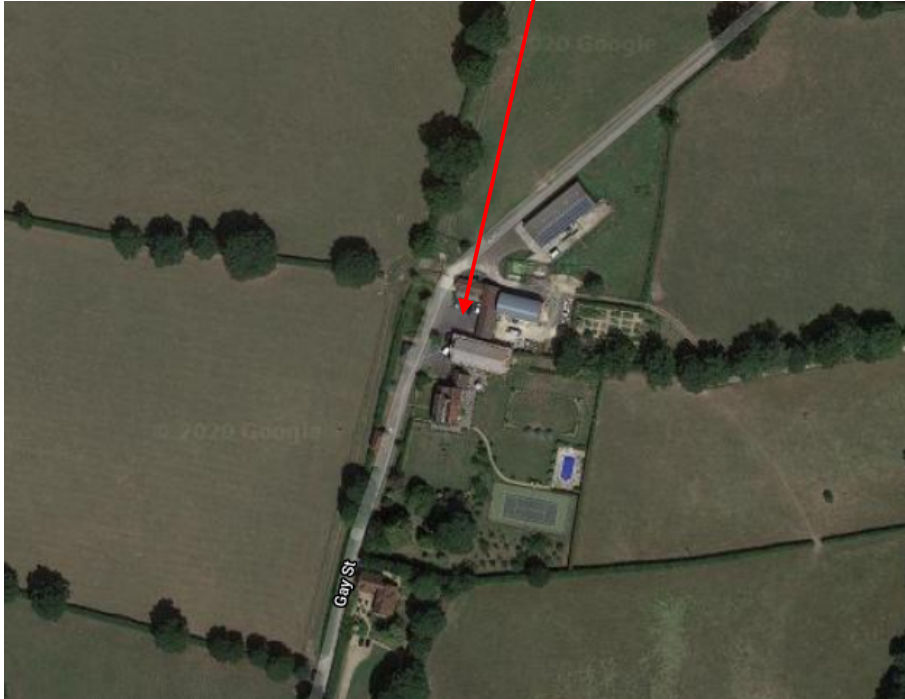
- 2.1 Gay Street farm is located within the countryside, approximately 4 miles to the north east of Pulborough and approximately 4.5 miles to the south east of Billingshurst.
- 2.2 The farm comprises a cluster of agricultural buildings together with a farmhouse. A detached red brick barn is located immediately to the north east of the farmhouse which gained recent approval for conversion to ancillary residential accommodation.
- 2.3 The farm complex is formed of various buildings including a possible historic cart-washing pond in addition to the converted granary, which forms the subject of this proposal.
- 2.4 Gay Street farmhouse itself is a Grade II listed building, gaining listed status in 1955; the list description is rather brief and does not mention the curtilage buildings, it reads as follows:

‘2.C18. Two parallel ranges. Two storeys. Three windows. Red brick and grey headers alternately.

Stringcourse. Horsham slab roof. Casement windows. Doorway with flat hood on brackets’.

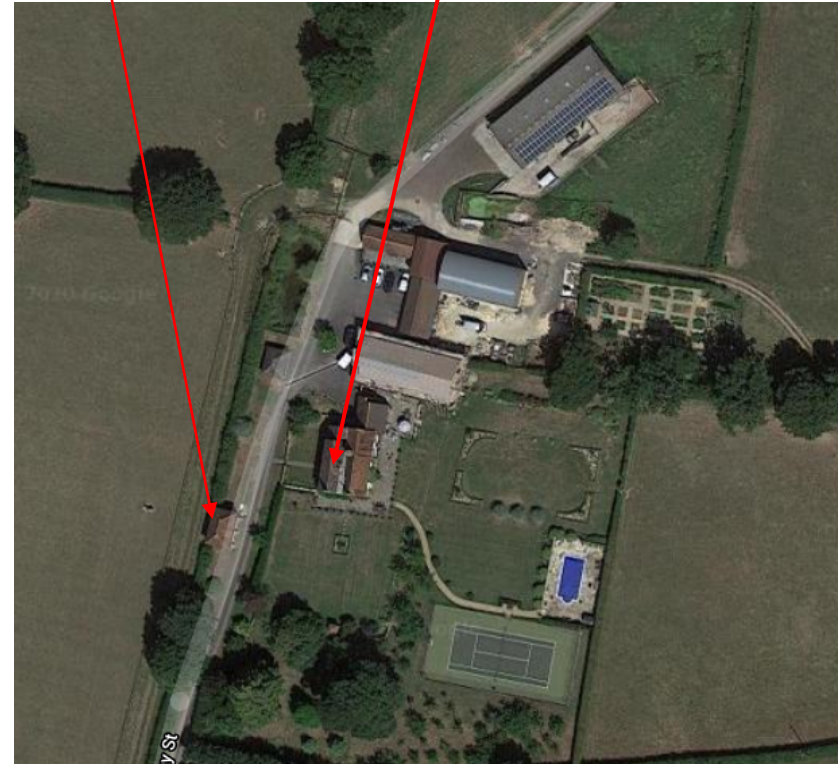
- 2.5 Although the granary is not specifically mentioned in the listing, it is considered to be a heritage asset and forms part of the historic setting of Gay Street farmhouse and the traditional farmstead and could therefore be considered curtilage listed. On this point it is noted that the planning history indicates that both planning permission and Listed Building Consent were applied for and granted for the buildings conversion in 2003.
- 2.6 The images below provide some context for the site and illustrate the position of the building subject of this application and its position within the site and its surroundings.

Gay Street
Farm



Former
granary

Farmhouse



Existing North elevation of the Granary:



Existing West elevation:



Existing East elevation:



Existing West elevation in context with Gay Street Farmhouse:

Gay Street Farmhouse



Internal photographs:

First floor:



Ground floor:



3.0 PLANNING HISTORY

3.1 The application site lies within the administrative boundary of Horsham and an examination of the online planning register reveals the following planning relevant to the granary:

- WC/135/03 – Internal stud wall/wall plate repairs.
Application permitted November 2003.
- WC/122/03 – Conversion of barn to farm office. Application permitted October 2003.
- WC/119/03 – Conversion of barn to farm office. Application permitted October 2003.

4.0 PLANNING POLICY CONTEXT

4.1 Set out below is a summary of all relevant development plan policies, which have been considered in the preparation of this application. This considers both national and local policy guidance relevant to the application site.

National Planning Policy Framework (NPPF) February 2019

4.2 National planning policy is set out in the National Planning Policy Framework. Importantly, the new NPPF sets out the status of the document at paragraph 2 when it states:

“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.”

4.3 In Chapter 2 the new NPPF restates at paragraph 7 that ‘the purpose of the planning system is to contribute to the achievement of sustainable development.’

4.4 Paragraph 8 of the NPPF sets out the following three overarching objectives to sustainable development:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.5 Paragraph 9 explains:

“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

4.6 Paragraph 10 goes on to highlight that there is a presumption in favour of sustainable development. Paragraph 11 explains this:

“11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for*

determining the application are out-of-date, granting permission unless:

- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

4.7 Chapter 12 of the NPPF provides guidance on ensuring quality design. Paragraph 124 states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”* Paragraph 127 sets out a number of requirements which should be met by new development in order to achieve a high standard of design.

4.8 Furthermore, paragraph 131, it states:

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the

standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 4.9 Paragraph 83 relates to supporting a prosperous rural economy highlighting that decisions should enable ‘a) *the sustainable growth and expansion of all types of business in rural areas...through conversion of existing buildings...*’; along with ‘c) *sustainable rural tourism and leisure developments which respect the character of the countryside;*’.
- 4.10 Paragraph 84 acknowledges that sites may be found beyond existing settlements and in locations not well served by public transport and goes on to note in these circumstances it is important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to improve the scope for access by more sustainable modes. The use of previously developed land, and sites that are physically well-related to existing settlements, are also encouraged by this paragraph.
- 4.11 In respect of car parking provision, paragraph 105 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the

accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

- 4.12 The Framework addresses climate change with section 14 and paragraph 148 recognises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk, noting it should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.
- 4.13 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, by recognising the intrinsic character and beauty of the countryside and by minimising impacts on and providing net gains for biodiversity. This is continued within paragraph 175 which relates to habitats and biodiversity and sets out the principles local planning authorities should

apply including that development whose primary objective is to conserve or enhance biodiversity should be supported; whilst opportunities to incorporate biodiversity improvements should be encouraged.

4.12 Paragraph 189 requires that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. Whilst paragraph 190 requires Local Planning Authorities to identify and assess the significance, including by development affecting the setting of the asset.

4.13 Paragraph 193 states that great weight should be given to the asset's conservation when considering the impacts on its significance. Whilst paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset is identified, including from development within its setting, convincing justification is required.

4.14 Paragraph 196 sets out the test to be applied where less than substantial harm is identified and states that the harm should be weighed against the public benefits of the proposal

4.15 Paragraph 197 requires consideration of the impact of an application on the significance of a non-designated heritage asset, where any direct or indirect harm is identified a balanced judgement is required having regard to the scale of harm and the significance of the asset.

4.16 Paragraph 200 states that where proposals preserve the elements of the setting of a heritage asset that make a positive contribution to the asset or which better reveals its significance, they should be treated favourably.

National Guidance

4.17 Historic England's Good Practice Advice in Planning *The setting of Heritage Assets (2015)* sets out guidance on how to assess the significance of a heritage asset with a five-step procedure.

Local Planning Policy

4.18 Local planning policy is set out in the Local Plan (Horsham District Planning Framework (HDPF) for the period 2011 – 2031 which took effect on the 27th November 2015. The Plan is currently under review and the new Draft Plan is currently due to commence Regulation 18 Public Consultation between

February and March 2020. The currently adopted HDPF establishes the planning strategy for the District (outside of the South Downs National Park).

**Horsham District Planning Framework (HDPF) (2015)
currently under review**

4.19 The relevant policies for this development are considered to be:

- Policy 1 - Sustainable Development;
- Policy 2 – Strategic Development;
- Policies 3 and 4 – Development Hierarchy and Settlement Expansion;
- Policy 10 – Rural Economic Development
- Policy 11 – Tourism and Cultural Facilities;
- Policy 24 – Environmental Protection;
- Policy 25 - The Natural Environment and Landscape;
- Policy 26 – Countryside Protection;
- Policy 31 – Green Infrastructure and Biodiversity;
- Policy 32 – The Quality of New Development;
- Policy 33 – Development Principles;

- Policy 34 – Heritage Assets and Managing Change within the Historic Environment;
- Policy 37 – Sustainable Design and Construction
- Policy 40 – Sustainable Transport
- Policy 41 – Parking.

4.20 *Policy 1: Sustainable Development* – states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. As such, planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.21 *Policy 2: Strategic Development* – seeks to maintain the District's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment. Whilst new development should be focused in and around Horsham, growth should be allowed in the rest of the District. In this respect, the Council will continue to support the sustainable development of settlements through an appropriate scale of development which retains the existing

settlement pattern. Development around the edges of existing settlements should be managed in order to prevent the merging of settlements and to protect rural character and landscape.

4.22 *Policy 3: Development Hierarchy* – sets out the hierarchy of development within the District and defines the hamlet of Gay Street as an ‘Unclassified Settlement’ having ‘few or no facilities or social networks and limited accessibility that are reliant on other villages and towns to meet the needs of residents’.

4.23 *Policy 4: Settlement Expansion* – states that the growth of settlements will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where the proposal meets associated criteria. These criteria consider the proximity of a site to the settlement edge, the level of expansion proposed, the need for the development and the impact of the proposed development.

4.24 *Policy 10 – Rural Economic Development* – encourages rural economic development and enterprise which maintains the quality and character of the area, whilst sustaining varied social and economic activity. The policy also sets out a set of criteria development should address including contributing to the wider rural economy and/or promoting recreation in, and the enjoyment of the, the countryside whilst ensuring appropriate parking provision can be made on site.

4.25 *Policy 11: Tourism and Cultural Facilities* – encourages measures to promote tourism whereby such development is of a scale and type appropriate to the location and improves the range or quality of accommodation. Proposals should enable the retention of buildings contributing to the character of the countryside.

4.26 *Policy 24: – Environmental Protection* - promotes appropriate re-use of sites and requires the improvement of natural features, as well as minimising air pollution and greenhouse gas emissions.

4.27 *Policy 25: The Natural Environment and Landscape Character* - ensures that new development protects,

conserves and enhances the landscape, maintains biodiversity and safeguards existing designated sites.

4.28 *Policy 26: Countryside Protection* protects the rural character of the countryside from inappropriate development by requiring that new proposals are of an appropriate scale and do not result in a significant increase in activity in the countryside.

4.29 *Policy 31 – Green Infrastructure and Biodiversity* - has regard to contributing to and enhancing biodiversity and ensuring that protected trees are retained or replaced as necessary. Consideration is additionally given to maintaining a hierarchy of sites and habitats in the District, which includes Ancient woodland.

4.30 *Policy 32: The Quality of New Development* – requires a high quality and inclusive design for all developments within the District. Development should be (inter alia) attractive, functional, accessible, safe and adaptable. Development should also contribute a sense of place both in the buildings and spaces themselves.

4.31 *Policy 33: Development Principles* – sets out criteria for new development to comply with. This includes (inter alia) making efficient use of land, prioritising previously developed land, ensuring no harm will result to the amenities of occupiers/users of nearby properties and by ensuring that the scale, massing and appearance of development is a high standard of design. High standards of building materials, finishes and landscaping should also be included and consideration given to maximising sunlight and passive solar energy.

4.32 *Policy 34 - Heritage Assets and Managing Change within the Historic Environment* – aims to sustain and enhance the significance of the district's heritage assets, including where those qualities which make the asset special along with retaining and improving its setting.

4.33 *Policy 37 – Sustainable Construction* – Seeks to improve the sustainability of development by encouraging various measures in the build, which include encouraging natural light and ventilation, minimising construction and demolition waste and utilise recycled and low-impact materials.

4.34 *Policy 40 – Sustainable Transport* – ensures that proposals have appropriate connections with the existing transport system and is integrated with local routes as well as having a safe and suitable access.

4.35 *Policy 41 – Parking* requires consideration of the parking requirements and facilities provided within new developments which should meet the needs of anticipated users.

Pulborough Neighbourhood Plan

4.36 A Pre-Submission Plan (2015) has been produced for Pulborough however the Plan is yet been Made; the policies within the Plan can therefore only be given limited weight.

4.37 The most relevant draft policy in relation to the current application is Policy 12: Tourism Development which supports proposals for development of new tourism facilities, provided they have regard to conserving the special landscape and scenic beauty of the National Park.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 The proposed development seeks to reuse an existing building located to the south west of the farm complex within the curtilage of the farmhouse. The building is a two storey former granary which has been used as a home office (listed building consent and planning approval granted in 2003 for conversion to office). On the basis the main farmhouse is grade II listed and from assessment of the planning history, the building is being treated as curtilage listed and as such both planning permission and listed building consent is sought to convert the building to provide a modest two bedroom holiday let.
- 5.2 At a national policy level, the principle of development accords with the relevant paragraphs of the NPPF to encourage rural diversification, with tourism being an acceptable form of development in the countryside.
- 5.3 The principle of reuse of the building for tourism accommodation in the form of a holiday let is also supported

at a local level by HDPF Policy 11 (Tourism and Cultural Facilities) which seeks to encourage tourism and recreation based rural diversification. The scale of the proposal is modest and provides unique rural accommodation, within a short distance of Pulborough railway station and has direct access to an extensive network of footpaths and bridleways for anyone wishing to stay and enjoy the local countryside.

- 5.4 The accommodation would provide a unique experience allowing guests to stay in a historic granary set within a beautiful unspoilt landscape, only a short distance from the South Downs National Park. The reuse of the building for holiday accommodation will ensure its long term preservation, and provides an important opportunity for rural diversification. As a historic building, with strong links to the history of the farmstead, its retention will also help to reinforce local distinctiveness. Visitors would also only be a short distance from Billingshurst and Pulborough, which both offer a wide range of services and facilities. The proposal therefore accords with the relevant criteria of HDPF policies 10 (Rural Economic Development) and 11 (Tourism and Cultural Facilities) in this regard.

5.5 The proposal would remain small scale, with two modest bedrooms with en-suite and bathroom, at ground floor level a small kitchen and through living room are proposed with hallway and storage area. The internal intrusion has been kept to a minimum and largely reflects the existing or pre-existing subdivision and at first floor the space has been divided in line with the existing central tie beam. Externally, the only addition is a single rooflight; thus no extension or significant change to the scale, appearance or historic character of the building is proposed (which is set out in more detail later in this Statement). Therefore the impact the proposal has to the overall character of this countryside location remains substantially neutral.

5.6 The building as converted would provide all the facilities required for a comfortable holiday let for a couple or small family, whilst predominately retaining the external appearance as an ancillary former grain store. The accommodation is however modest and therefore unlikely to suit separate occupation as a dwellinghouse. Despite this, it is acknowledged that the building would contain all the facilities required for day-to-day living however it is the use of this building which ensures that an independent

dwellinghouse is not created as highlighted by Court cases such as *Moore v The Secretary of State and New Forest District Council* (1998) and *Bloomfield v The Secretary of State and Anor* (1999).

5.7 These Court Case acknowledged that self-contained holiday accommodation can have all the residential characteristics of a 'dwellinghouse'; however it is the occupation of such a structure as a holiday let which is materially different to that of a long term home. This principle would apply to the site at Gay Street Farm which seeks to secure use of the building for holiday accommodation only and would not therefore create a new independent dwellinghouse in the countryside. In this regard, the building would not be continuously occupied as a main or sole place of residence.

5.8 Bringing the building into use as tourist accommodation would offer a proactive approach to supporting the rural economy. The proposal would make use of an existing structure which is no longer required as an office by the applicants. The proposal would also utilise the existing structure, with no extension proposed and minimal external

alteration; thus ensuring there would be no adverse impact on the rural character of the area either.

5.9 The development would have minimal impact upon the landscape and the works required to facilitate the holiday let would not create any material change upon the wider landscape setting. The use is therefore appropriate to the character of the location in accordance with the policies 25 (The Natural Environment and Landscape) and 26 (Countryside Protection) of the HDPF which seek to protect the countryside and landscape qualities of the area.

5.10 In addition to ensuring there would be no adverse impact on the surrounding countryside, the proposed conversion to a holiday let would also promote tourism within the District and contribute towards the tourist industry serving the nearby South Downs National Park. The proposal would thus accord with the National Park Authority's central objective, which promotes:

“the provision of the right amount of visitor accommodation, of the right quality, and in the right locations will be important to maximising the benefits

that tourism can bring to the National Park, with overnight visitors adding much greater value to the local economy”.

5.11 The Council have provided support for a number of similar proposals in the district, in both town and countryside locations which demonstrates the acceptability of this form of development. Four such examples are appended to this Statement for ease of reference and to help place the proposal in context (NJA/1, NJA/2, NJA/3 and NJA/4).

5.12 The Officer report for both Shorts Farm (Appendix NJA/1) and Woodlands Farm (Appendix NJA/2) confirm that the development is of a ‘*scale and type that is appropriate to the location and which would increase the range, or improve the quality of accommodation, attraction or experience for tourists*’. The Shorts Farm report went on to state the development would provide for ‘*a low key form of sustainable development of the rural area*’ and therefore accords with the policies of the HDPF.

5.13 In relation to Cootham Brow (NJA3) although in an urban context and considered under policies in the former plan, it is

worth noting the Inspector's view that in principle: *'The proposal would provide accommodation for tourists...it would fulfil economic, social and environmental roles and would be sustainable in my view benefiting from the presumption in favour of such development'*.

5.14 Crowell (NJA/4) offers a very good comparison to the proposal at Gay Street Farm, located close-by; the building also involved the reuse of a former agricultural building to provide tourist accommodation, associated with the Grade II listed Crowell Farm. The delegated report highlights the Hotel & Visitor Accommodation Study (2016) which identified the trend for rural tourist accommodation includes B&Bs and self-catered accommodation but notes that this was a trend yet to emerge in the Horsham District and identifies there are a number of opportunities for boutique self-catering accommodation in rural parts of the district that could meet this requirement.

5.15 The delegated report for Crowell goes on to highlight the modest scale of the development (which is directly comparable in scale to that proposed at Gay Street Farm) is unlikely to result in significant intensification of activity in the

countryside. It also states there is some need in the local area, as highlighted by the representations received and supports the accommodation on the basis it is likely to promote the public enjoyment of the countryside.

5.16 These core arguments in support of development at Crowell are considered entirely relevant to the current proposal at Gay Street Farm and help to highlight the merits of the scheme and clear policy support which exists.

Amount and scale of development

5.17 The proposed holiday let would reuse an existing simple, yet important and attractive two storey structure and whilst the building is to receive a modest alterations to its fenestration, including the insertion of one rooflight; this will not enlarge the property and no new floorspace proposed. The building would sit within proximity to the main dwelling and there is ample space within the wider property to provide for parking associated with this tourist use. The curtilage is also of sufficient size to provide an area of amenity space thus creating a suitable environment for visitors to the site.

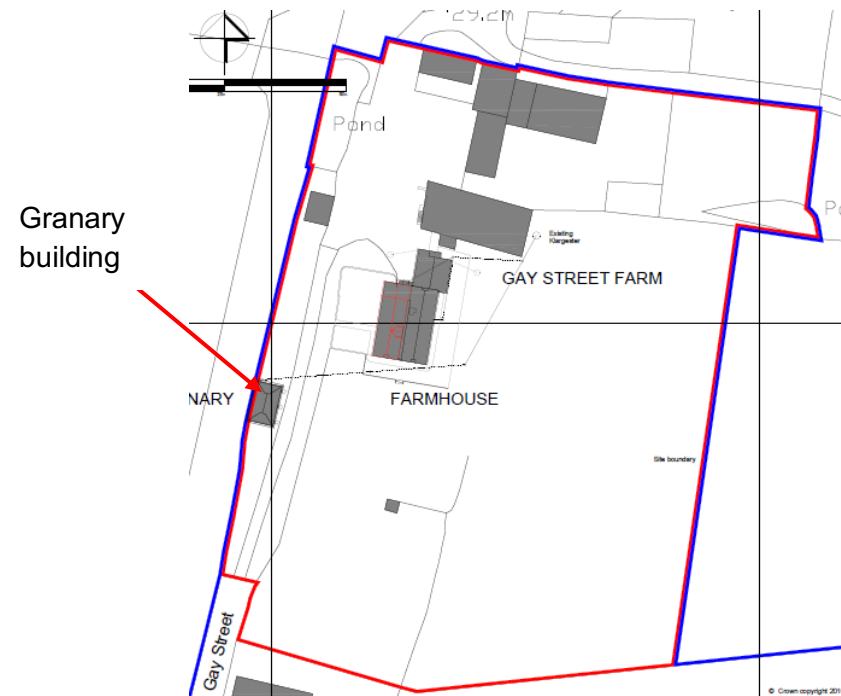
5.18 The amount of development proposed, comprising only a single unit, whilst attracting visitors to the area would have no discernible impact upon the comings and goings along Gay Street. The proposal would not create any adverse pressure upon local facilities and amenities within the wider area but instead could provide additional custom and income to local businesses.

6.0 LAYOUT, DESIGN & APPEARANCE

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56). Policies 32 and 33 place weight upon the effect of new development upon its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.
- 6.2 Space would be provided on-site for visitor parking and use of a private garden area which in combination with the internal accommodation, would thus provide all the facilities a tourist would reasonably expect when using a self-contained holiday let. The facility could also be used without imposing upon the private habitable space or garden to Gay Street Farmhouse which retains a substantial private amenity space.
- 6.3 The building is no longer required as an office in connection with Gay Street Farm and as such, no new buildings would be required to offset the space lost ensuring that there will be no new encroachment of built form into the countryside. The

layout of the holiday let in relation to the nearest neighbouring properties to the south additionally ensures that the reuse would not encroach upon the enjoyment of adjacent dwellings.

Proposed site layout



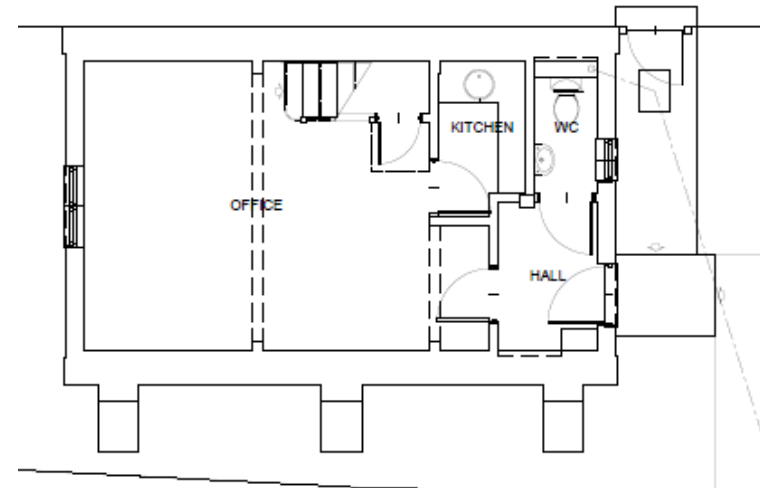
- 6.4 The building has been kept in excellent condition following the conversion to office and the only proposed external works

to the building is the insertion of the single rooflight will be conservation style. The remainder of the works are internal only to provide modest subdivision of the space. As such, the design and external appearance ensures the holiday let maintains its subservience to the parent listed dwelling whilst respecting its rural location.

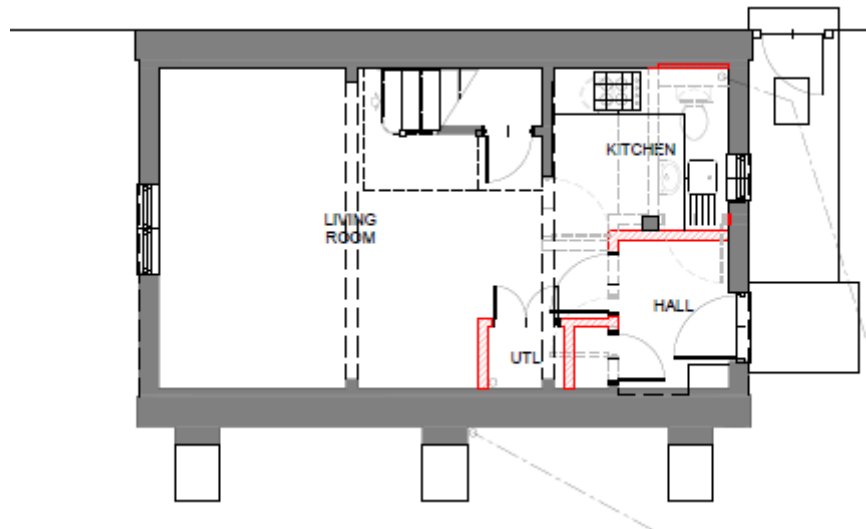
- 6.5 Traditional building methods will be used in the conversion works to ensure that the building no harm will arise to important internal features and any historic fabric. Where necessary, the thermal properties of the building will be improved to ensure the building meets the required levels of energy efficiency and appropriate fixtures and fittings will be installed in order to reduce water and energy consumption.
- 6.6 The development will accord with Policies 32 and 33 in which the resultant external appearance will not detract from the surroundings or the setting of the site within the landscape. As such the landscape character will also be conserved and with no harm arising to the visual quality or distinctive character.

Extracts from the proposed plans:

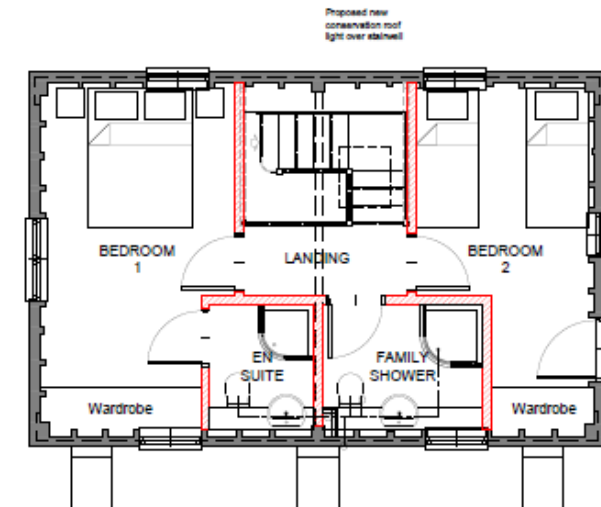
Existing ground floor plans:



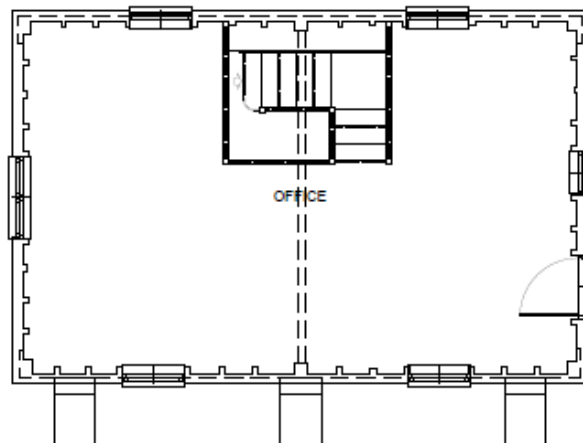
Proposed ground floor plan:



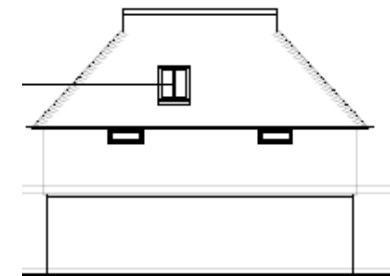
Existing first floor plan:



Proposed west elevation with rooflight:

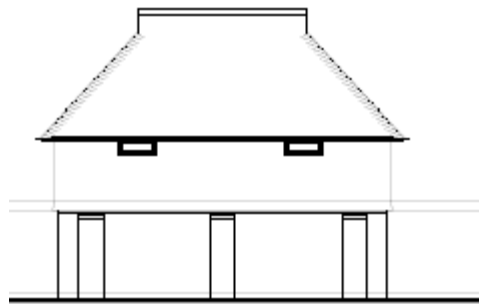


Proposed first floor plan:

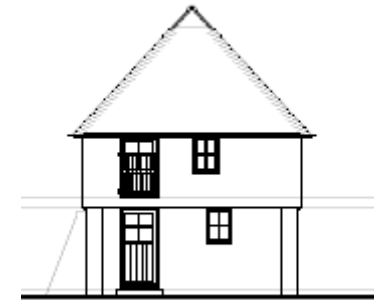


WEST ELEVATION

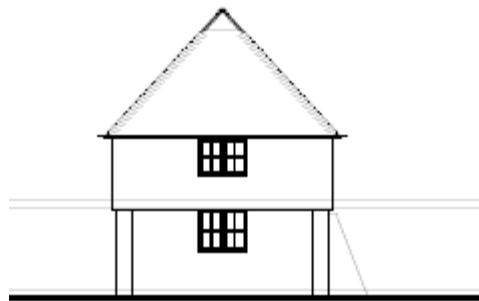
Existing and proposed East and South elevations:



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Existing and proposed north elevation:

Residential amenity

- 6.7 HDPF Policy 33 seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the building subject of this application benefits from adequate distance to the nearest properties to the south thus ensuring no adverse impacts arise. In this respect, it is considered appropriate to note the view expressed by the Planning Inspector at 1 Cootham Brow (Appendix NJA/3) whereby the development

was concluded to be *'very small in scale and activity'* and that the noise created from increased activity would *'not be so great as to warrant refusal of planning permission'*.

- 6.8 With respect to the development proposal, the building will be provided with appropriate fenestration to provide for daylight to internal living spaces further contributing to the enjoyment of the internal environment.

Natural Environment

- 6.9 The NPPF requires that local planning authorities should preserve and enhance biodiversity and that new development should adequately mitigate against any potential harm. Gay Street Farm is not located within any designated landscape however HDPF Policy 25 protects the landscape and habitats of the District and is relevant to this proposal.
- 6.10 The proposed development is sited and designed to ensure that the natural qualities of the application site are retained with opportunities also provided for future landscape enhancements if required. The development, through reusing an existing building within minimal external changes will

ensure it sits quietly in this low density rural area complimenting the landscape character of the area, reinforcing the historic connection to the farming industry.

- 6.11 No natural features such as trees, hedgerows or woodland that have public amenity value are adversely affected by the proposal. The building has also ready been converted to an office and is in good condition and therefore does not offer habitat opportunities for any protected species such as bats. Nevertheless, conversion of the building would however be undertaken with a precautionary approach, using appropriately timed works to ensure no harm would arise to any protected species.

7.0 HERITAGE

Historical Significance, Design and Appearance

7.1 The NPPF sets out at paragraph 128 that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 129 of the Framework further states the requirement for local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

7.2 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- *‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses with their conservation;*

- *the positive contribution of heritage assets can make to sustainable communities including their economic viability; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness’.*

7.3 Paragraph 132 of the NPPF further states that *‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development in its setting’.*

7.4 At a local level, HDPF policy 34 states that the *‘Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance the historic environment through positive management of development affecting heritage assets’.*

7.5 HDPF Policy 34 further states that applications for development affecting heritage assets will be required to comply with the following (policy text in bold):

1. 'Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record'

7.6 Reference is made to the listing description at previously in this Statement. The description relates to the main farmhouse only and there is no reference to the granary. It is however recognised that the building forms part of the historic farmstead and is a heritage asset. In this respect and when considering the significance of the asset of note is the Council's Design and Conservation response to previous more recent applications which relate to the main listed asset, Gay Street Farmhouse (DC/13/1149 and DC/13/1150), the following extract is considered relevant:

'Gay Street Farmhouse is a grade II listed building. It consists of two parallel ranges, with the western

range consisting of a timber frame, likely to date from the 17th century. It has been extended over the interim years, and included re-facing in during the 18th century in Flemish bond brickwork with vitrified brick headers, central door and simple but formal window structure under a Horsham stone roof. This type of gentrification is not uncommon locally, and each layer of historic fabric and character contributes to the overall significance of the property. The farmhouse sits in a traditional farm context, with domestic gardens immediately surrounding the dwelling and agricultural buildings arranged around a courtyard to the north, including a large historic brick and timber framed barn to the immediate north. There is a converted granary and possible historic cart-washing pond also. The surrounding agricultural buildings are considered to be heritage assets and form part of the context and setting of the farmhouse'.

7.7 The granary's significance is therefore in relation to the group of curtilage buildings which for the historic setting

of the main farmhouse and retain clear links to the historic farmstead.

2. 'Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements'.

7.8 The site is not located within a Conservation Area and as such there is no relevant Conservation Area Character Assessment in this instance.

7.9 Relevant to the proposal is Historic England's 'Historic Environment Good Practice Advice in Planning Note 2. In particular, paragraph 15 refers to curtilage structures and states:

'Some buildings and structures are deemed designated as listed buildings by being fixed to the principal building or by being ancillary within its curtilage and pre-dating 1 July 1948. Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (i.e. the listed building

together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance. Listed buildings designated very recently (after 25 June 2013) are likely to define curtilage definitively; where this is (or is not) the case will be noted in the list description'.

7.10 The listing description of the farmhouse does not include reference to the curtilage of the dwelling or any other buildings within the farmstead. Nevertheless and as set out, the granary, as per the large barn to the north of the farmhouse, forms part of the farmhouse setting and the associated historical significance of the farmstead. The granary is included within this significance and as such, only minimal works are proposed; externally only a small conservation style rooflight on the western roofslope is proposed. Internally the subdivision has been kept similar to existing on the ground floor. At first floor level, the main subdivision is in line with the existing tie beam which will

largely remain exposed and landing which surrounds the staircase and is the minimum required to create the desired accommodation. The ceilings will be retained as vaulted to ensure the original timbers remain visible thus ensuring the historic floor plan can still be read. The conversion works are therefore sympathetic to the historic fabric and design of the granary and no harm will be caused.

- 7.11 The fundamental relationship between the farmhouse and the granary, along with the wider farmstead development will remain unchanged as the proposed alterations will not result in any material change externally. The proposal will ensure the building remains subservient in the setting ensuring the maintained pre-eminence of the main listed asset whilst making a positive contribution in accordance with paragraph 131 of the NPPF. The proposal complies with criterion 2.

3. 'Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques'.

- 7.12 No extensions are proposed and the distinctiveness of the building will be retained and preserved, providing a sensitive reuse of the building, thereby also securing its longevity. Traditional techniques and materials will be used where possible in the conversion works in compliance with criterion 3.

4. 'Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas'.

5. 'Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials'.

- 7.13 As set out, the site is not located within a Conservation Area and the proposed renovation and repair works will make a positive contribution to the character and historic setting of the site. The granary will retain its appearance of a former granary and agricultural building; the proposed

use as a holiday let will not alter this. The proposal complies with criteria 4 and 5.

6. 'Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset'.

- 7.14 As set out, the proposed holiday accommodation use of the granary is an appropriate use, which requires minimal alterations to the fabric of the building, which has already been converted to provide an office use. The building is no longer required as an office and the conversion and reuse as a holiday let will provide a viable use without substantial alteration or extension whilst providing a sustainable future for the structure. The proposal complies with criterion 6.

7. 'Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features'.

- 7.15 No long-range views will be affected by the proposal as the conversion works will have minimal impact upon the appearance of the building. Furthermore, there are no trees or landscape features or historic public features that would be affected by the proposal. There is as such no conflict with criterion 7.

8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required with any assessment provided as appropriate'.

- 7.16 As no extensions to the building are proposed it is not anticipated that any archaeological investigations would be necessary in this instance and there would be no conflict with criterion 8.
- 7.17 In summary, the proposed alterations will have a neutral impact on the outlook from the farmhouse towards the granary as the building has already been converted to an office. Whilst the proposed holiday accommodation will ensure the long term sensitive use and protection of this

heritage asset in its own right without harming the setting or resulting in any loss of significance to the main Grade II listed heritage asset. There will also be no change to how the former granary relates to the wider historic context of the farmstead as a whole. The proposal therefore complies with the requirements of the NPPF together with the HDPF together with the relevant Historic England guidance.

8.0 ACCESS AND PARKING

8.1 HDPF Policies 40 and 41 seek to ensure that proposals incorporate safe and adequate means of access and that there is appropriate car parking provision.

8.2 The proposed development retains the use of the overall site as a single planning unit which has a single access point from Gay Street. The internal courtyard serves the main dwelling and would also provide access to the holiday let. This access

provides appropriate visibility to ensure that highway safety would not be compromised.

8.3 The proposed development would generate additional vehicular movements to the site. However with the development being small scale, such movements will not be at a level that would generate any adverse interruption to the free flow of traffic on the private road.

8.4 The site already benefits from on-site parking which is wholly contained within the planning unit and the holiday let could be provided with dedicated parking and with further space if required on existing areas within the wider site. This area is sufficient to meet the Local Planning Authority's parking standards.

9.0 CONCLUSIONS

- 9.1 Planning permission is sought for the conversion of the existing former granary set within the planning unit of Gay Street Farm to form a two bedroom holiday let with share of the ample amenity space and car parking.
- 9.2 The holiday let would provide self-contained accommodation for use as a holiday let only; there is no intention to provide an independent residential dwellinghouse and the site would remain a single planning unit in association with occupation of Gay Street Farmhouse.
- 9.3 The development can be facilitated with minimal external alterations and sensitive subdivision internally and will thus maintain the character of the building. There will be little alteration to the overall appearance of the site as viewed from public vantage points ensuring the building remains a quiet feature in this rural landscape.
- 9.4 In summary, the proposed alterations will have a neutral impact on the outlook from the farmhouse towards the

granary as the building has already been converted to an office. The proposed holiday accommodation will ensure the long term sensitive use and protection of this heritage asset in its own right without harming the setting or resulting in any loss of significance to the main Grade II listed heritage asset. There will also be no change to how the former granary relates to the wider historic context of the farmstead as a whole.

- 9.5 This Statement therefore demonstrates the proposal is in full accordance with the Development Plan, Historic England best practice and the relevant paragraphs of the NPPF. The significance of the designated heritage asset is fully preserved; overall the setting of the building would be maintained, ensuring the building remain subservient to the pre-eminence of the original farmhouse in its historic landscape whilst preserving the landscape qualities of the surrounding countryside.
- 9.6 The proposed development is also compliant with the aims of the NPPF to support the rural economy and to promote tourism. The development additionally accords with the relevant policies of the Horsham District Planning Framework

which protect the rural area and landscape qualities of the countryside, whilst also promoting tourism.

- 9.7 With no harm to the amenities of adjacent land owners, no material change to the landscape character of the site or harm to the natural or historic environment; the holiday accommodation is considered acceptable and it is therefore respectfully anticipated that planning permission will be granted.