



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0796
Hole Street Farmhouse, Hole Street, Wiston, West Sussex, BN44 3DH

DESCRIPTION:

Prior Notification for the change of use of agricultural building to 4no. dwellinghouses.

RELEVANT PLANNING HISTORY:

DC/24/1345	Prior Notification for Change of Use of Agricultural Building to form two dwellinghouses.	Prior Approval Required and REFUSED on 29.10.2024
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SITE AND SURROUNDINGS:

The application site is located to the south of Hole Street, outside of any designated built-up area. The site is therefore located within the countryside in policy terms. The site comprises a number of buildings, with the subject buildings located to the western part of the site and being the largest of the barns in the site. The planning history indicates that the buildings to the south of the site have previously been in use for light industrial and storage and distribution purposes.

The wider area is characterised by a mix of sporadic residential development and agriculture, with residential properties located to the north of Hole Street and agricultural fields located to the south, east, and west.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to form 4no. 3-bed dwellings.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection
Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

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:

HDC Environmental Health: Objection

Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, of the view that the ground on the site has the potential to be contaminated.

Given the above and taking into account the proposed residential use of the site, a land use that is sensitive to the presence of contamination, to ensure the site is suitable for residential development the application should be supported by a preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Noise and Odour

From reviewing aerial photos it is apparent that agricultural buildings/yard areas are located in close proximity to the building subject to this application.

Given the close proximity of the above-mentioned buildings and yard areas, and the fact that these areas sit outside of the red boundary line so any activities cannot be controlled through this application, activities on the above-mentioned areas which generate noise and odour are likely to have a significant impact on the amenity of the proposed dwelling.

WSCC Highways: Comment

In relation to highways and transport, the scope of assessment is limited to whether the proposal would cause a material increase in traffic or a material change in the character of traffic near the site.

The highway assessment concludes that:

- Residential use is likely to generate fewer vehicle movements than the existing agricultural use.
- Although the type and timing of trips would change, the overall traffic levels are not expected to exceed those that could arise from the current agricultural use.
- The WSCC Parking Demand Calculator indicates that 9 parking spaces would be required for the proposed four dwellings.
- No parking is shown on the submitted plans, but there appears to be sufficient space within the wider site to accommodate parking without affecting the public highway.
- The LPA may wish to impose a condition requiring parking provision as part of any approval.
- No cycle parking has been proposed. While cycling infrastructure is limited, cycling remains a feasible option for some journeys, so the LPA may also wish to consider a cycle parking condition.

Overall, the Local Highway Authority considers that the existing agricultural use has operated safely without known highway issues and that the proposed residential use would be less intensive. Accordingly, the proposal is considered acceptable in highway terms, and prior approval can be supported on highway grounds.

Southern Water: Advice

No objection in principle and note that southern water should be contacted to discuss sewer construction.

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of

the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed change of use and conversion of the existing agricultural building to provide a single dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted development:

Q. Development consisting of—

- (a) a change of use –**
 - (i) a building that is part of an established agricultural unit and any land within that building's curtilage, or**
 - (ii) a former agricultural building that was (but no longer) part of an established agricultural unit and any land within that building's curtilage**

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,
- (b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or**
- (c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of the Schedule or to extend that building.**

Prior approval consent is sought to convert the existing agricultural building into 4 dwellings under Q(a) as above.

Development not permitted:

Q.1 Development is not permitted by Class Q if—

- (a) in the case of a site that is part of an established residential agricultural unit—**
 - (i) on 24th July 2023**
 - (ii) where the site became part of an established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,**

From the evidence available, it would appear that the site has previously been used for horticultural activities. The Council have no evidence to dispute otherwise.

- (b) in the case of a building that was (but is no longer) part of an agricultural unit —**
 - (i) the site was part of an established agricultural unit on 24th July 2023,**
 - (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or**
 - (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose.**

N.A the building remains part of an agricultural unit.

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

None of the dwellings would exceed 150sqm.

- (d) **the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see Paragraph Q.3(2) of this Part) would result in –**
- (i) **the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10,**
or
 - (ii) **the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres.**

The proposal would be in accordance with the above.

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

There is no evidence to indicate that the site is occupied under an agricultural tenancy.

- (f) **less than 1 year before the date development begins—**
- (i) **an agricultural tenancy over the site has been terminated, and**
 - (ii) **the termination was for the purpose of carrying out development under Class Q,**
- unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;**

There is no evidence to indicate that the site was occupied under an agricultural tenancy.

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

Please refer to (J) for the full description of alterations to the building undertaken recently. The alterations to the barn have been extensive, including internal works to the rafters, posts and braces of the building. Having reviewed the planning history however, no Prior Approval application has been submitted to the Council for such works.

- (h) **the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—**
- (i) **extension of the building allowed by paragraph Q.1(i);**
 - (ii) **protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),**

N/A

- (i) **the development under Class Q(b) would result in an extension that—**
- (i) **has more than one storey,**
 - (ii) **is sited anywhere other than to the rear of the existing building,**
 - (iii) **extends beyond the rear wall of the existing building by more than 4 metres,**
 - (iv) **has eaves the height of which exceed the height of the eaves of the existing building,**
 - (v) **is higher than whichever is the lower of—**
 - (aa) **the highest part of the roof of the existing building, or**

- (vi) (bb) a height of 4 metres above the ground, extends beyond a wall that forms a side or principal elevation of the existing building, or
- (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

N/A

- (j) the development under Class Q(b) would consist of building operations other than—
 - (i) the installation or replacement of—
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas, or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and
 - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

The concept of “conversion” is found in the overarching provisions of Class Q, and it thereby introduces a discrete threshold where if a development does not amount to “conversion” then it fails at the first hurdle. A conversion is conceptually different to a rebuild. Nonetheless, it is recognised that the building must be capable of conversion to residential, with building operations allowed where “*reasonably necessary*” to enable the conversion.

A site visit was conducted within the last year for the adjacent barn under DC/24/1345. In addition to noting the condition of the building subject to assessment under DC/24/1345, the officer observed the condition of the building subject to this current application. This visit indicated that the structural condition of the building subject to this application showed a lack of structural capability to hold the rafters of the barn up; to the extent where the northern section of the barn roof and principal posts had collapsed. An extensive number of the principal, intermediate and interior posts were in fact dangling from the rafters of the barn, having entirely rotted through at the base. Steels had been attached to hold these up in some places but were absent in others.

With the most recent site visit on 8th July 2026, it was observed that the damaged rafters, braces and posts had been removed and replaced with the purpose of ensuring that the structure would not further collapse. The external frame was also heavily distorted, missing in places and rotting in others. It was noted that the northern sections of the roof had not been replaced such that this was absent.

Much of the structure had therefore been replaced between the site visit for the current application and that of the previous site visit. The extent and necessity of these works, as suggested by the substantial rebuild of the original structure, draws into question the structural integrity of the building, and further draws into question the capability of the building to function as a dwelling without substantial building works.

An email was received from the agent during the course of the current application which confirmed that the barn has been subject to recent works which were necessary to continue its agricultural use. It is considered in this instance that the existing barn has in multiple places been rebuilt since 29.10.2024 simply to prevent it from falling into further disrepair and presumably to prevent more of the roof from collapsing. It is therefore considered that the building was not capable of conversion without such works, where the building works undertaken thus far are considered to be of such significance to represent a re-build.

Whilst it is acknowledged that the applicant has submitted an Inspection report from a surveyor, this has taken place since the substantial rebuild of the structure, and states that the building is structurally sound, not that it would be capable of conversion to a residential dwelling without substantial rebuild or

which parts of it would be capable of being retained. It is the opinion of the officer therefore that the proposed development would require a new frame, new external and internal walls, entirely new roof structure, and the insertion of windows and doors. When considered in totality, taking into account the structural works having already taken place, the proposal would be of such degree to represent a “new build” where very limited original fabric would remain. As such, it is not considered that the building in its current state would be capable of functioning as a dwelling, where the required building works would amount to a re-build, rather than a conversion.

Notwithstanding this, it is noted from the submitted plans that much of the original fabric is to be demolished, where it would appear that the 4no. dwellings would effectively be constructed independently of the existing structure. This furthers the conclusion that the development would amount to a rebuild, rather than a conversion.

As outlined above, the existing building is not considered to be capable of functioning as a dwelling in its current state, with the proposed plans highlighting the need to create a separate internal structure to facilitate its use for residential purposes. In addition, the evidence available indicates that significant works are required to the building, including the creation of internal structure, new foundations, and new external walls and roof. This draws into question the structural integrity and strength of the existing building, which would appear incapable of conversion for the residential use.

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

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

- (l) the site is, or forms part of—**
- (i) a site of special scientific interest;**
 - (ii) a safety hazard area;**
 - (iii) a military explosives storage area;**

The site is not within any of these areas.

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

The site is not and does not contain a scheduled monument.

(n) the building is a listed building

The building is not a listed building

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

The new buildings would be in accordance of the minimum requirements of the Nationally described space standards.

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

The proposal would utilise the existing access to the public highway.

Conditions

- Q.2—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—**

(a) transport and highways impact of the development

The proposal would utilise the existing access to the public highway. Following consultation with WSCC Highways as the Highways Authority, no objection to the proposal has been raised. The proposal is not considered to result in harm to the function or safety of the public highway network.

(b) noise impacts of the development

The wider surroundings are characterised by a mix of residential dwellings and other rural uses. While acknowledged that there is the potential for conflicts to arise through agricultural use of the wider site, it is not considered that the proposed development itself would result in demonstrable harm to the amenities of surrounding residential properties.

(c) Contamination risks on the site

No information in respect of Contamination Risk has been submitted in support of the application. Environmental Health has been consulted during the course of the application and have objected on the basis of insufficient information. While it would be beneficial to provide this information up front, it is considered that a suitably worded condition could be imposed if the application were approved.

(d) flooding risks on the site

The site lies outside of any designated Flood Zone.

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

There is an established relationship with the residential dwelling Hole Street Farmhouse to the north and this proximity and relationship would indicate that the siting and location of the proposed dwellings would not be impractical or undesirable for the building to be in residential use.

(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application

The appearance of the new buildings would retain an agricultural barn like appearance such that there are no objections to the design or external appearance.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Each of the habitable rooms of the dwellinghouses would benefit from natural light.

Other Matters

Conclusion

The proposal has been considered in relation to all relevant conditions, limitations, and restrictions of Class Q in Part 3. As reasoned in detailed above, it is considered that the proposal would not comply with all relevant limitations of Class Q. Prior approval is therefore required and refused.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed development, by virtue of the scale and nature of the building works required to facilitate the development, which includes various structural alterations and the formation of a

separate, integral and structural building shells within the barn, would go beyond what would be reasonably considered a "conversion" and reasonably necessary for the building to function as a dwellinghouse. The development would therefore exceed the building operations permitted under Q.1(j) of Class Q, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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/26/0796

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

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Structural Report	NONE	15.05.2026
Floor plan	Existing Floor Plan	ARC/ 119/ 25/ 07	15.05.2026
Site plan	Existing Site Plan	ARC/ 119/ 25/ 08	15.05.2026
Elevation plan	Existing Elevations	ARC/ 119/ 25/ 10	15.05.2026
Location & Site plan	Existing Site and Location Plan	ARC/ 119/ 25/ 11	15.05.2026
Floor plan	Proposed Floor Plan	ARC/ 119/ 25/ 13	15.05.2026
Site plan	Proposed Site Plan	ARC/ 119/ 25/ 14	15.05.2026
Elevation plan	Proposed Elevations	ARC/ 119/ 25/ 15	15.05.2026
Plans	Typical Details	ARC/ 119/ 25/ 16	15.05.2026
Location & Site plan	Proposed Site and Location Plan	ARC/ 119/ 25/ 17	15.05.2026
Supporting Statement	Inspection Report	NONE	15.05.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 9th July 2026

Authorising Officer sign/initial Tamara Dale Date: 09.07.2026