

15 May 2026

Planning Department
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

MS/Let/P2330

Dear Sir / Madam

Class Q Conversion for the Proposed Change of Use of 1no. Agricultural Building into 4no. dwellings (Use Class C3) at Hole Street Farm, Hole Street, Washington, West Sussex, BN44 3DH.

On behalf of our client, **The Wiston Estate** we are seeking confirmation from Horsham District Council that Prior Approval is not required in order to implement 'Class Q' of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposals relate to the conversion of an existing barn within an agricultural unit to 4no. dwellinghouses (108-110m² each). Comments are made below in bold against the various legislative requirements to demonstrate acceptability of the proposals under Class Q:

Class Q – Agricultural Buildings to Dwellinghouses

Permitted Development

Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

The site has been solely used for agriculture as part of the Wiston estate.

(ii) a former agricultural building that was (but is 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,

The site has been solely used for agriculture as part of the Wiston estate.

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

No extension proposed.

(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 that Schedule or to extend that building.

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 agricultural unit, the site was not part of the established agricultural unit—

The site has been solely used for agriculture as part of the Wiston estate since its construction.

(i) on 24th July 2023, or **Not Applicable**

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins, **Not Applicable**

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(i) the site was part of an established agricultural unit on 24th July 2023,

The site has been solely used for agriculture as part of the Wiston estate since its construction, prior to 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 **Not Applicable**

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose, **Not Applicable**

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

Four dwellings houses are proposed, with the following Gross Internal Area (GIA); Unit 1: 108sqm, Unit 2: 108sqm, Unit 3: 110sqm, Unit 4: 110sqm. None of the proposed units 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

Not Applicable, only four units proposed and previous Class Q approvals at the site have not been implemented.

(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,

Not Applicable, only four units proposed with floorspace below 1000sqm. Previous Class Q approvals at the site have not been implemented.

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

The site is not 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 **Not Applicable**

(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, **Not Applicable**

(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, **Not Applicable**

(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),

The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

(i) the development under Class Q(b) would result in an extension that—

(i) has more than one storey, **Not Applicable**

(ii) is sited anywhere other than to the rear of the existing building, **Not Applicable**

(iii) extends beyond the rear wall of the existing building by more than 4 metres, **Not Applicable**

(iv) has eaves the height of which exceed the height of the eaves of the existing building, **Not Applicable**

(v) is higher than whichever is the lower of—

(aa) the highest part of the roof of the existing building, or **Not Applicable**

(bb) a height of 4 metres above the ground, **Not Applicable**

(vi) extends beyond a wall that forms a side or principal elevation of the existing building, or **Not Applicable**

(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— **Not Applicable**

(aa) the hard surface was not provided on the land on or before 24th July 2023, or **Not Applicable**

(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, **Not Applicable**

(j) the development under Class Q(c) would consist of building operations other than—

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or **Not Applicable as windows, doors, roofs are proposed as appropriate.**

(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and **Not Applicable as only reasonably necessary services required.**

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i), **Not Applicable as partial demolition reasonably necessary.**

(k) the site is on article 2(3) land, **Not Applicable**

(l) the site is, or forms part of—

(i) a site of special scientific interest; **Not Applicable**

(ii) a safety hazard area; **Not Applicable**

(iii) a military explosives storage area, **Not Applicable**

(m) the site is, or contains, a scheduled monument, **Not Applicable**

(n) the building is a listed building, **Not Applicable**

(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 **Proposed dwellings comply with nationally described space standards.**

(p) the building does not have suitable existing access to a public highway. **The site has suitable existing access to the public highway, with direct access to Hole Street.**

Conditions

Q.2. —(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), 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 impacts of the development,

The site is served by an unclassified road which connects northwards to the adopted highway of Hole Street. This access serves Hole Street Farmhouse and the other residential properties and is well established having served agricultural uses. The site access is well used and provides good visibility. There is more than adequate car parking available within the site.

(b) noise impacts of the development,

There are no noise issues associated with the development which would represent an adverse impact upon any existing residential amenity within the area. There are no intensive or noisy agricultural uses in proximity. Nearby are former barns in light industrial use but these are low intensity and used within Class E which is compatible with residential uses. There are nearby residential properties on Hole Street.

(c) contamination risks on the site,

The wood framed barn is understood to have some asbestos on the roof although this would be suitably removed and disposed of. The applicants would accept a planning condition to ensure this.

Historically, the site has been utilised for agricultural use and there are no known contamination concerns or issues as a result of former agricultural use of the site.

(d) flooding risks on the site,

The site lies within Flood Zone 1 and therefore has a very low flood risk.

(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 Schedule 1 to the Use Classes Order,

The existing buildings are no longer required for agricultural use. The dwellings proposed are considered to be reasonably located and would not constitute inappropriate development on the site.

In addition, the location of the buildings are not considered to be undesirable or impractical for a change of use. The potential curtilage areas associated with each dwelling would provide sufficient amenity space and the existing access onto Hole Street would be suitable to serve the new dwellings with parking associated within the curtilage.

(f) the design or external appearance of the building, and

The proposed conversions seek to provide dwellings which are in keeping with the former agricultural building against the local rural landscape. The design would be in keeping with the existing buildings maintaining the distinctive form and appearance of the buildings. The units will exceed the requirements of the NDSS in terms of internal layout and size.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The internal layout is reflective of appropriate levels of daylighting across all habitable rooms with appropriately sized external windows to maximise adequate light levels.

(2) Where the development proposed is development under Class Q(a) only, 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 the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

Conclusion

For the reasons set out above, the proposed development complies with the requirements of Class Q, Part 3, Schedule 2 of the GPDO. The existing agricultural building is capable of conversion to residential use and the works proposed are limited to those reasonably necessary to facilitate the change of use, including selective demolition and the provision of external curtilage space for each dwelling.

As confirmed within the submitted Structural Survey, together with the supporting letter and drawings prepared by ArchEvolve, the existing timber structural members are non-load-bearing elements and can be retained or repaired without affecting the overall structural integrity of the building. The proposed wall construction will remain structurally independent from the existing arrangement, ensuring that the conversion can be delivered in accordance with the limitations of Class Q.

Accordingly, we respectfully request that Horsham District Council confirms that prior approval is not required.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director