



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

**Barn Home Farmhouse Cowfold Road Coolham
Conversion of barn to form dwelling**

Your application DC/20/0820 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

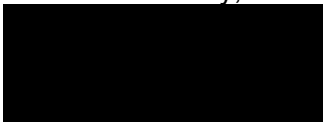
Community Infrastructure Levy (CIL)

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,



Director of Place



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

Application Number: DC/20/0820

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

On behalf of: Mr H Woodage

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 barn to form dwelling

Barn Home Farmhouse Cowfold Road Coolham

to be carried out in accordance with Application No. DC/20/0820 submitted to the Council on 28/04/2020 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 22/07/2020

- 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
Location & Block plan		LB-01	28.04.2020
Elevation & Floor plan	Proposed	PL -01	28.04.2020
Floor plan	Proposed	18169_G	28.04.2020
Elevation plan	Proposed	18169_E	28.04.2020
Design & Access Statement	Planning	NONE	28.04.2020

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:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until details of all boundary walls and / or fences shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the boundary treatments associated with that dwelling have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

- 8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse and recycling has been provided within the garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until details of the parking turning and access facilities have been submitted to and approved by the Local Planning Authority in writing. The dwelling shall not be occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

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

- 10 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling hereby permitted, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** The proposed dwelling hereby permitted shall not be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the requirements for electric vehicle charging within the latest West Sussex Parking Standards (2019). The approved scheme shall be installed prior to first occupation of the dwelling and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 13 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **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 D, E, or F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the sit in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant

Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk.

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>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/20/0820

Barn Home Farmhouse, Cowfold Road, Coolham, RH13 8QJ,

DESCRIPTION:

Conversion of barn to form dwelling

RELEVANT PLANNING HISTORY:

DC/18/0783	Demolition of existing Old Dairy building and erection of a detached two storey dwelling with associated landscaping.	Application Refused on 08.06.2018 – Appeal Dismissed 19.11.2019
DC/17/2666	Prior approval for the removal of asbestos concrete boarding, the installation of replacement timber cladding and the extension of an existing agricultural building.	Prior Approval Required and REFUSED on 29.12.2017

SITE AND SURROUNDS

The application site lies to the eastern side of the hamlet of Coolham, which does not have a designated built-up area boundary. There are limited services provided within the hamlet, comprising a pub and a primary school. For other services, residents are reliant on the larger villages, with Billingshurst to the west being the closest.

The site forms an area of land of approximately 700sq.m set at the rear of a cluster of former farm buildings and farmhouses which are now all in residential use, and are not connected to the application site. It would appear that there is a long and complex planning history relating to the farm buildings and dwellings which now make up the Home Farm site, with conversions noted to date back to the late 1980's. The barn subject of this planning application is The Old Dairy, located in the south-eastern corner of the site surrounded by fields to the north, east and west.

The site adjoins a parcel of land in the applicant's wider ownership of approximately 770m² and is accessed via a private track off Cowfold Road (A272) to the south via a five-bar steel gate. This parcel of land provides the main vehicular access to The Old Dairy from its south-western corner, where access is shared with adjacent properties off Cowfold Road. The adjoining land includes an agricultural building in its north-west corner used for the storage and maintenance of classic cars and agricultural equipment granted retrospective planning permission under DC/20/0132. A further structure Central to the site is an area of land which the applicant has recently undertaken some work on to seed a lawn.

DETAILED DESCRIPTION

The proposal seeks to convert the Old Dairy barn into a permanent residential dwelling maintaining its existing building footprint. The external appearance of the barn would comprise of a simple timber horizontal cladding, plain clay roof tiles and double-glazed casement windows and doors in hardwood. The existing glazed roof over the sunroom will be replaced with a similar pitched roof to match the existing roof.

The converted barn would provide a double bedroom with an ensuite, a kitchen, lounge, W/C and an external patio area. The overall footprint would measure approximately 67.4m² with the external patio

area measuring approximately 31m². The new pitched roof would have a ridge height of approximately 4.4m set 0.35m below the main ridge with a valley separating the roof form. Car parking has not been outlined on the proposed plans.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:

The Shipley Neighbourhood Plan Area was approved on 17 June 2014. Shipley Parish Neighbourhood Plan was put out for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations (as amended) between 2 September and 21 October 2019. The subsequent examination has concluded with the Examiner recommending the plan proceed to referendum subject to modifications. A decision statement will be published in due course. Of most relevance to this application are Policies HD1 (New Housing Development) and HD3 (High quality design).

Shipley Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

WSCC Highways: The 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, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. The LHA as suggested conditions to be applied if the proposal is recommended for approval.

Southern Water: The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water, before the layout of the proposed development is finalised.

WSCC Fire & Rescue Service: As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, particularly in very large developments. (BS5588 Part B 5) for further information please contact the Fire and Rescue Service. If a requirement for additional water supply is identified by the Fire and Rescue Service and is subsequently not supplied, there is an increased risk

for the Service to control a potential fire. It is therefore recommended that the hydrant condition is implemented.

Parish Comments:

No Objection

Representations:

Three representations were received (from 3 addresses) supporting the proposal.

Three representations were received (from 1 address) objecting to the proposal for the following reasons:-

- Highway Access and Parking;
- Overdevelopment;
- Previous applications were refused on the site.

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

Background

A planning application in 2003 sought for the conversion of the barn into a residential dwelling. Permission was refused for this on account of the rural location of the site and the nature of the barn having been re-built following some storm damage and therefore not having had an agricultural history since its re-build. A subsequent planning application in 2009 sought for the conversion to (and an extension of) the existing dairy unit to form a self-contained residential dwelling (DC/09/1997). This proposal was also refused for reasons including an adverse visual impact on the agricultural form of the existing building leading to harm to the rural character of the area, unjustified creation of a dwelling that was not related to the essential needs of the rural location such as agriculture or forestry, and a lack of infrastructure contributions.

At the subsequent appeal in November 2010, the Inspector noted that the conversion and extension works had been completed to the unit, and that the site lay adjacent to an existing complex of converted barns and the original farmhouse, with open fields to the north and east. It was also noted that the agricultural use of the building had ceased some time prior to the conversion. In considering the appeal proposal in relation to the relevant policies at the time, the Inspector considered that the flat-roofed extension and the timber cladding of the 'simple vernacular building' had significantly changed with the addition of an disproportionate and unsympathetic flat roofed addition which did not complement the host building.

The most recent planning application in 2018 sought for the demolition of the existing Old Diary Building to be replaced with a detached residential dwelling with associated landscape works. Permission was refused for this on account of the following:

- The proposed development being located in the countryside, outside the defined built-up area boundary of any settlement, on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan;

- The Council was able to demonstrate a 5 year housing land supply and consequently this scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements;
- The proposed development was not demonstrated as being essential to its countryside location. Consequently, the proposal represents unsustainable development contrary to policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and would fail to meet the definition of sustainable development within the National Planning Policy Framework.

At the subsequent appeal in November 2019, the inspector noted that *'the proposal as a whole (due to the extent of domestic curtilage proposed, the scale of the existing agricultural barn to be retained) would be visually harmful to the rural character of the area and would not represent a substantial enhancement of the visual character of the site and setting of the adjoining residential complex and the immediate surrounding area, contrary to Policy 25 (protection of natural environment and landscape character), Policy 26 (protection of countryside, rural character), Policy 32 (quality of design) and Policy 33 (conservation and enhancement of natural and built environment). It would also not accord with the design aims of paragraphs 127 (quality of design and protection of living standards) of the Framework'*.

It was also noted that, *'The proposal relates to land and buildings which are currently authorised only for agricultural use (regardless of the current domestic character of the maintenance of the site) it does not satisfy any of the key criteria relating to the definition of previously developed land contained in the glossary to the Framework for development'*.

Principle of Development:

Policy 2 of the HDPF seeks to maintain the District's unique rural character, whilst ensuring that the needs of the community are met through sustainable development that has suitable access to services and local employment. The spatial strategy as set out in the HDPF is to focus development in and around the key settlement of Horsham and allow for growth in the rest of the District in accordance with the identified settlement hierarchy. Policy 3 of the HDPF states that development will be permitted within towns and villages which have a defined built-up area. The site the subject of this application is located outside of any defined built-up area boundary.

As the application site lies outside of any settlement boundary, it is considered for the purposes of planning policy to be within a countryside location. The development would therefore be contrary to the approach set out in policies 2 and 3 of the HDPF. In addition, there is no evidence to suggest that the proposed dwelling would be essential to its countryside location, and the proposal would also therefore conflict with Policy 26.

While Coolham is currently an unclassified settlement it has been put forward as a 'secondary settlement' within the Local Plan Review – Issues and Options document (April 2018). The aim of 'secondary settlements' is to identify hamlets which may be able to support a degree of infill to support rural communities. This could be through the provision of rural worker accommodation or the conversion of existing buildings to residential. In respect of Coolham the Issues and Options document states:-

"Coolham is located on a crossroads of the A272 and the B2139 which runs southwards towards Thakeham and Southwater. Although small, the settlement has a small primary school indicating the presence of a community. The settlement contains a number of historic buildings together with more modern properties, which together help contribute to a sense of place."

The suggested policy wording within the issue and options document suggests that planning permission will be granted for residential infilling within defined secondary settlements provided that the site is a small gap or plot within an otherwise built-up settlement form; is limited in scale to reflect the existing scale and character of the settlement function and form; and does not result in significant increase in activity including traffic movement on narrow and rural roads.

While the local plan review is at an early stage the Issues and Options document has been consulted upon and does set out the thoughts and direction of the Council in terms of development in rural areas

in the near future. The application site is neighboured to the south by residential development (within converted buildings) and is not therefore in an isolated location, further, the Council acknowledges through the local plan review that the settlement could accommodate limited development.

The proposal, whilst located outside of any defined built-up area at present, involves the conversion of an existing building to create a dwelling. Paragraph 79 of the NPPF seeks to promote sustainable development in rural areas and advises that new isolated homes in the countryside should be avoided unless there are special circumstances; one of the stated examples is where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. The proposal, subject to detailed considerations, has potential to lead to such an enhancement.

Policy 10 of the HDPF relates to rural economic development and while silent on the conversion of rural buildings to dwellinghouses, notes that, *'proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.'* It is considered the existing condition of the building, the access arrangements and proximity to neighbouring residential properties would significantly limit the potential for future commercial activity, and the conversion to residential would not raise any undue conflict with the above policy.

It is considered that having regard to the provisions of the NPPF and taking into account the emerging Local Plan the principle of a dwelling within the existing barn can be supported.

Character and appearance:

Policies 25, 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. Development should protect, conserve and enhance the landscape character, taking account of the nature environment, landscape and landform pattern to which it forms a part.

The Inspector considered the scheme submitted under DC/18/0783 would result in a *considerably larger building footprint and massing compared to the existing building on the site. Its L-shaped form would consist of wide gables, a higher ridged roof and dormer window in marked contrast to the more modestly proportioned former agricultural buildings on the adjoining site which have already been converted to residential use. The proposed change of use would introduce an increased level of domestication far more visible than the lawn covering in the form of typical domestic clutter and activity associated with (for example) garden furniture, recreational activity, car parking and vehicle movements. Such additional domestic paraphernalia and activity would detract from the rural context of the site.*

This current application seeks to convert the existing building (as opposed to a new-build development) with the formation of a new pitched roof over the existing flat roofed projection. It is considered that this approach would largely overcome the concerns raised as part of preceding applications on the site. The existing building has a low-key informal character which would be largely retained, with the pitched roof going some way to improve the existing disproportionate and unsympathetic flat roofed addition which does not complement the host building (as identified in earlier decisions on the site). It is considered that in the context of similarly converted buildings to the south and taking into account the nature and extent of the proposed external alterations, the conversion would be in keeping with the existing character and appearance of the immediate surrounding area.

The dwelling would benefit from an incidental curtilage to the north of the site with a patio to the south-east corner. The extent of the curtilage, as identified by the red line on the site location, has been reduced from earlier submissions, where concerns were raised that *'additional domestic paraphernalia and activity would detract from the rural context of the site.'* While there would remain a sizeable curtilage it would broadly follow and reflect existing field divisions and informal boundaries which enclose the site. The presence of a grassed area would not in itself be inappropriate and subject to no future development, such as outbuildings and hard surfacing, and appropriate boundary treatments on this part of the site it is considered that no adverse impact on the wider rural context would result.

For the reasons set out above, it is considered that the conversion of the existing barn would not have an adverse or harmful effect on the character and appearance of its wider rural countryside setting, and the proposal therefore accords with relevant local and national policies.

Amenity Impacts:

Policy 33 of the HDPF (2015) states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The dwelling is sited in close proximity to neighbouring dwellings, which have a tight form and siting befitting their location within a converted rural building. The presence of adjoining boundary treatments and the siting of the additional roof form relative to neighbouring windows / properties is considered sufficient to ensure no unacceptable harm would result for neighbouring properties. While the additional roof form would be visible from adjoining land to the south it would be of modest height and proportions and given the aspect which would remain for neighbouring residents any harm would not be unacceptable in this instance.

The introduction of a modest dwelling in close proximity to existing residential properties would not be expected to create significant potential for harmful levels of noise or disturbance, and the design of the dwelling would minimise opportunities for intrusive views over surrounding properties and land.

The proposal will result in some short-term disturbance relating to construction activities. It is though considered that these can be mitigated through the use of appropriate condition, such that any impacts would not amount to unacceptable harm.

It is therefore considered that the proposals would not have a significantly detrimental impact on the amenities of neighbouring properties, in accordance with Policy 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the Horsham District Planning Framework states that development should provide a safe and adequate access, suitable for all users.

The proposal would make use of existing access arrangements which appear to provide sufficient visibility at the junction with Cowfold Road. The proposed layout does not provide details of vehicle parking arrangements, though it is acknowledged that there is sufficient space to provide two spaces and associated manoeuvring space within the site boundaries. A condition is therefore recommended to secure further details prior to first occupation of the dwelling. It is considered that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, it therefore accords with relevant policies and there are no transport grounds to resist the proposal.

Climate change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Cycle parking facilities
- 1 electric vehicle charging point

These measures are secured through condition and would ensure the development would suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions:

The application site is located within the proposed designated built-up area of Coolham, adjacent to other residential properties, including properties to the south within converted buildings. The site is not isolated and there are services and facilities in close proximity to the site. The proposal would not result in unacceptable harm to neighbouring amenity or highways. The proposal is considered not to conflict to the aims and objectives of the NPPF and the relevant policies of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	31	67.4	98.4
		Total Gain	31
		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:

- 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:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) – (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously

damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until details of all boundary walls and / or fences shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the boundary treatments associated with that dwelling have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

- 8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse and recycling has been provided within the garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until details of the parking turning and access facilities have been submitted to and approved by the Local Planning Authority in writing. The dwelling shall not be occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

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

- 10 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling hereby permitted, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** The proposed dwelling hereby permitted shall not be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the requirements for electric vehicle charging within the latest West Sussex Parking Standards (2019). The approved scheme shall be installed prior to first occupation of the dwelling and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 13 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.
- Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 14 **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 D, E, or F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.
- Reason: In the interest of visual amenity and due to the constraints of the sit in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays
- Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk.

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/20/0820

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

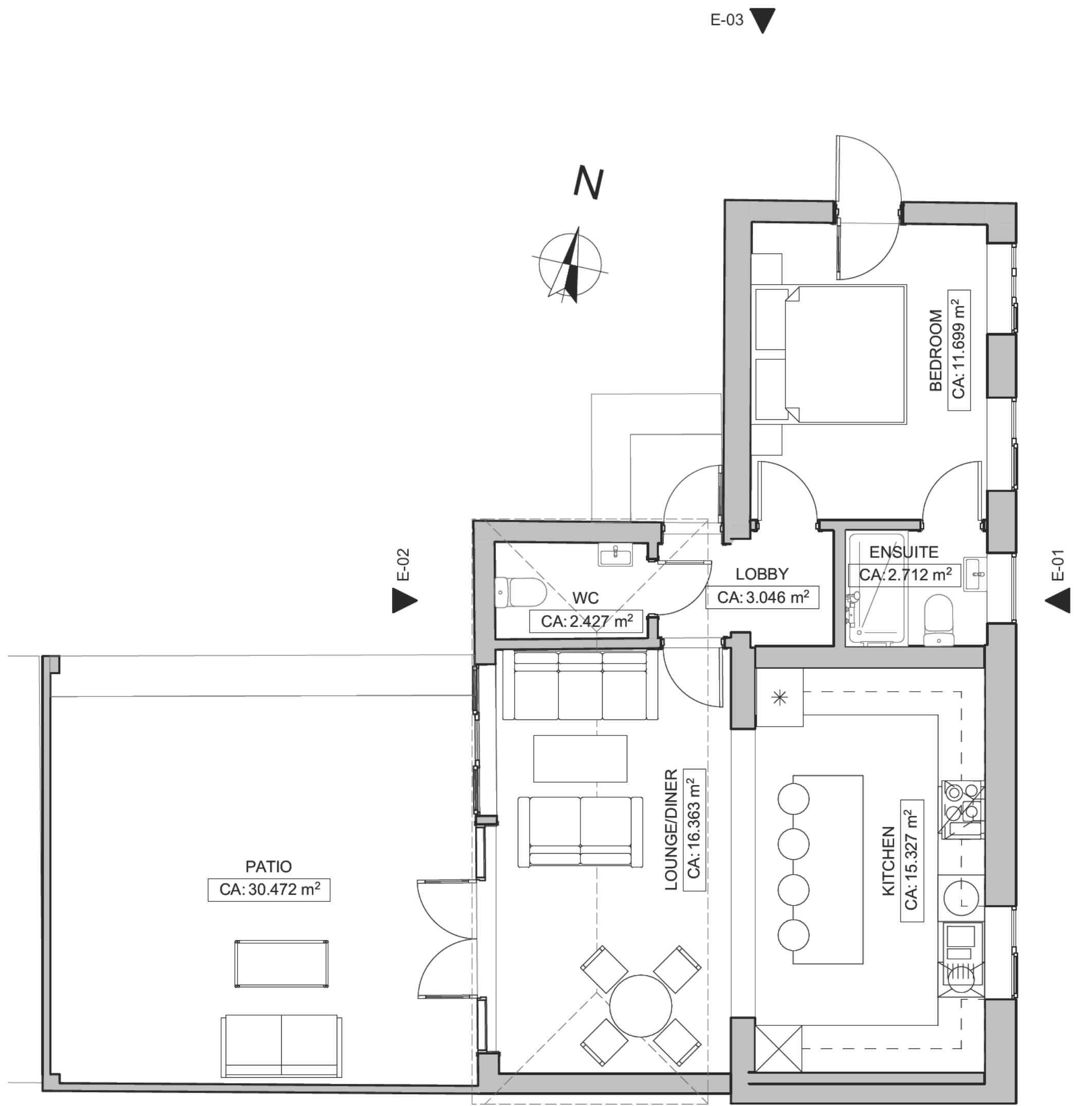
Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		LB-01	28.04.2020
Elevation & Floor plan	Proposed	PL -01	28.04.2020
Floor plan	Existing	18169_G	28.04.2020
Elevation plan	Existing	18169_E	28.04.2020
Design & Access Statement	Planning	NONE	28.04.2020

DELEGATED

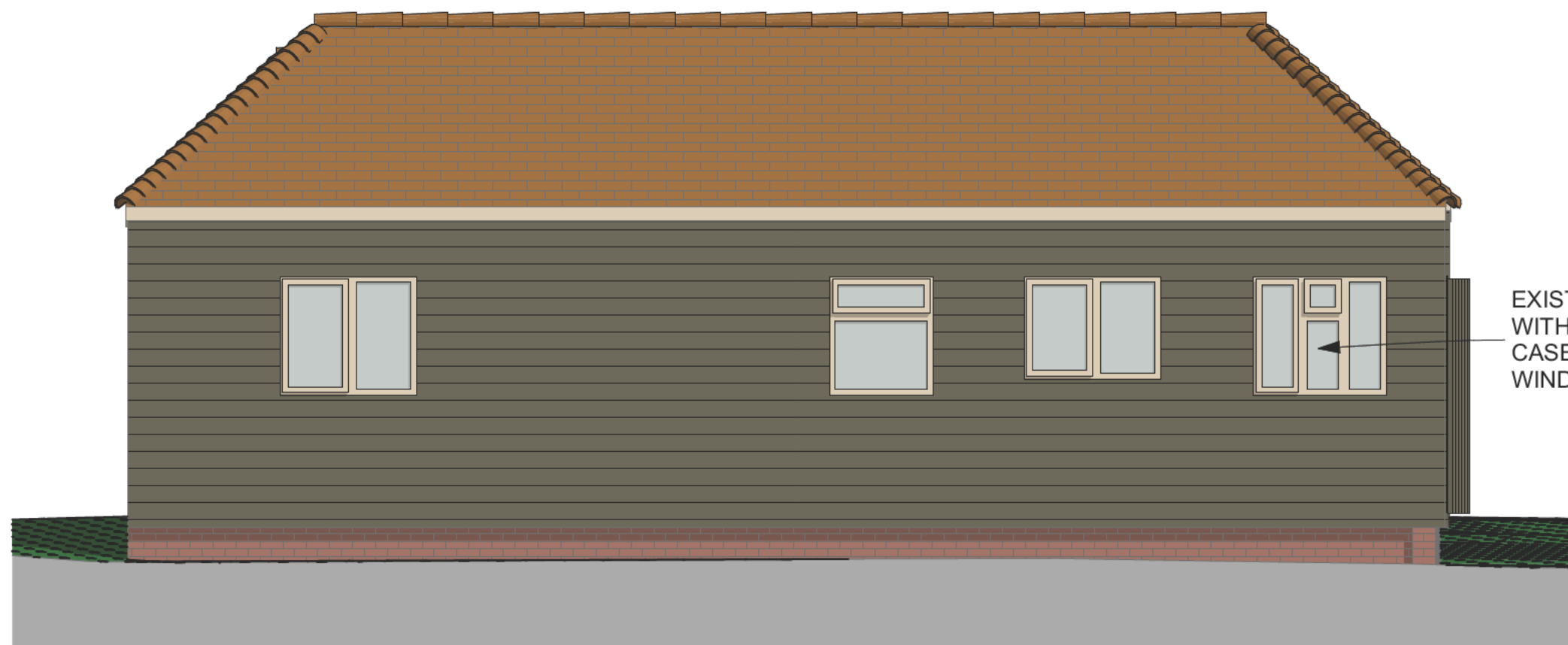
Case Officer sign/initial William Omoma Date: 26.06.2020

Authorising Officer sign/initial Guy Everest Date: 22.07.2020



M-01

Model 1



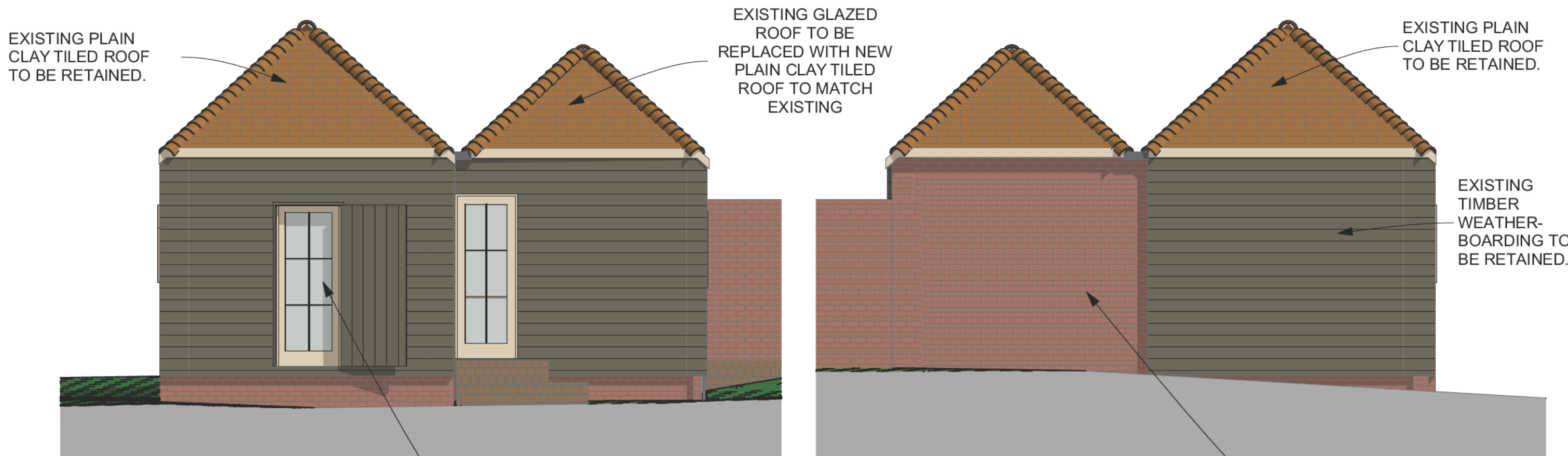
E-01

1:50
Elevation 1



E-02

1:50
Elevation 2



E-03

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Elevation 3

E-04

1:50
Elevation 4

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- THE APPOINTMENT OF PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR.

IF YOU NEED ANY FURTHER INFORMATION OR INDEPENDENT ADVICE ON UNDERTAKING YOUR CDM REGULATIONS DUTIES, PLEASE CONTACT: THE ASSOCIATION FOR PROJECT SAFETY, 5 NEW MART PLACE, EDINBURGH EH141RW TEL: 08456 121 290 EMAIL: INFO@APS.ORG.UK YOU CAN VISIT THE HSE AND APS WEBSITES FOR MUCH MORE INFORMATION AT: WWW.HSE.GOV.UK AND WWW.APS.ORG.UK, RESPECTIVELY.

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IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPE OF CONSTRUCTION WORK DETAILED ON THIS DRAWING, PLEASE NOTE THE FOLLOWING SIGNIFICANT RISKS AND INFORMATION:

- INDICATES WARNING
- INDICATES COMPULSORY INSTRUCTION
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FOR INFORMATION RELATING TO END USE, MAINTENANCE, DEMOLITION ETC. PLEASE REFER TO THE HEALTH & SAFETY FILE.

IT SHOULD BE ASSUMED THAT ALL WORKS ARE TO BE CARRIED OUT BY A COMPETENT CONTRACTOR AND, WHERE APPLICABLE, TO AN APPROVED METHOD STATEMENT.

Rev.	Amendments	Date	Drw.
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PS PHILIPS SURVEYORS
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CLIENT:

MR H WOODAGE
THE OLD DAIRY HOME FARM
COWFOLD ROAD COOLHAM WEST
SUSSEX RH13 8QJ

PROJECT:
The Old Dairy
HOME FARM COWFOLD ROAD
COOLHAM WEST SUSSEX RH13 8QL

DRAWING TITLE:

PROPOSED FLOOR PLAND AND ELEVATIONS

DRAWN: GRM	JOB NO: 2299/20	SCALE @ A1: As Shown
CHECKED: PGA	DRAWING NO: PL-01	REV:
DATE: APRIL 20		

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