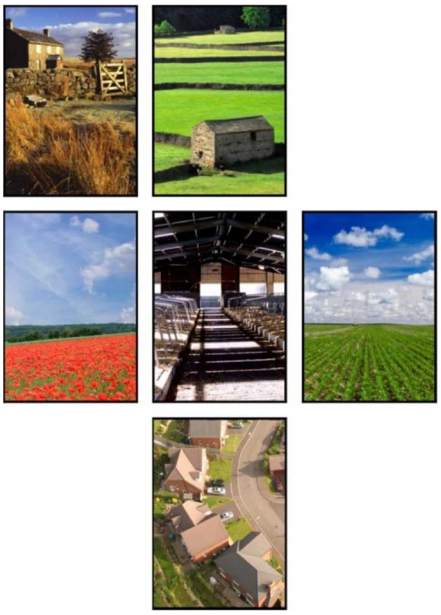
Supporting Statement
For a
Householder Application
For a small link and change of use of an outbuilding to residential

At
The Old Barn,
Shelley's Farm,
Valewood Lane,
Barns Green,
Horsham, RH13 0QJ.



*The objective for rural business is to sustain a balanced outcome, a delicate relationship between productive activity which includes farming and rural enterprise and the conservation of the environment both historic and landscape needs to be maintained. The rural economy is a constantly changing paradigm and should be nurtured, supported and promoted because it forms the core of the nation*

Prepared For:
Samuel Beer,
The Oak Barn,
Shelley's Farm,
Valewood Lane,
Barns Green,
Horsham,
RH13 0QJ.

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**Introduction 1.0.0**

1.0.1 We act on behalf of Samuel Beer of The Oak Barn, Shelley's Farm, Valewood Lane, Barns Green, West Sussex, RH13 0QJ in submitting a Householder Application to Horsham District Council. The application is to build a small link and convert the adjoining outbuilding to ancillary use creating a living room, hobby room and tv room because Mr and Mrs Beer now have children and they need some extra space. Previous planning was for DC/21/1506 was obtained on 10 December 2021 for the external alterations to building, including formation of new window and door openings (pursuant to prior approval for change of use from storage (B8) to dwellinghouse (C3) granted under ref: DC/18/0602) (Retrospective).

**Location 2.0.0**

2.0.1 Valewood Lane in Barns Green is in the South East region of England. The postcode is within the Itchingfield, Slinfold & Warnham ward/electoral division, which is in the constituency of Horsham. The site is within a short commuting distance to Horsham.

**Planning History 3.0.0**

3.0.1 Notification for Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3). Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class P was obtained 28 June 2018 under DC/18/0602.

3.0.2 External alterations to building, including formation of new window and door openings (pursuant to prior approval for change of use from storage (B8) to dwellinghouse (C3) granted under ref: DC/18/0602) (Retrospective). Granted planning on 10 December 2021 under DC/21/1506

3.0.3 Some building work associated with these changes of use can also be covered by 'permitted development' rights.

3.0.4 Development consisting of a change of use of a building (up to 500m2 of floor space) to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B8 (storage or distribution buildings) of that Schedule.

3.0.5 Development is permitted by Class P subject to the condition that before beginning the development, the developer must—

(a)submit a statement, which must accompany the application referred to in paragraph (b), to the local planning authority setting out the evidence the developer relies upon to demonstrate that the building was used solely for a storage or distribution centre use on the date referred to in paragraph P.1(a) and for the period referred to in paragraph P.1(b);

(b)apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i)impacts of air quality on the intended occupiers of the development;
(ii)transport and highways impacts of the development,

(iii)contamination risks in relation to the building,
(iv)flooding risks in relation to the building,
(v)noise impacts of the development, and
(vi)where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services,
and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

3.0.6 Interpretation of Class P For the purposes of Class P— "curtilage" (except in paragraph P.1(i)) means—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the building in storage or distribution centre use, closely associated with and serving the purposes of that building, or
(b) an area of land immediately beside or around the building in storage or distribution centre use no larger than the land area occupied by the building, whichever is the lesser;
"general industrial use" means a use falling within Class B2 (general industrial) of the Schedule to the Use Classes Order;
"industrial services" means services provided from premises with a light industrial use or general industrial use;
"light industrial use" means a use falling within Class B1(c) (light industrial) of the Schedule to the Use Classes Order;
"storage or distribution centre use" means a use falling within Class B8 (storage or distribution) of the Schedule to the Use Classes Order; and
"storage or distribution services" means services provided from premises with a storage or distribution centre use

**Planning Policy 4.0.0**

4.0.1 Both in terms of the NPPF and the Horsham District Planning Framework the principal of the development has been established and the site has a C3 Residential use. The purpose of this application is to build a small link joining to two building together and converting the outbuilding into ancillary uses as stated a hobby or study, television room and a larger living room.

4.0.2 As the principal of using the building for a residential dwelling has been establish and planning policy supports the reuse of buildings this application is to allow the existing dwelling to extend into the adjoining outbuilding. The building meets policies concerning sustainability.

Replacement Dwellings and House Extensions in the Countryside - Policy 28

This policy is seeking to ensure that any replacement dwellings, house extensions, outbuildings and ancillary accommodation are of an appropriate scale, siting and design, and have due regard to the countryside setting and the existing dwelling. Extensions to dwellings need to ensure that they can be "read" as an extension and do not dominate the existing dwelling. This ensures that a mix of rural housing remains in the district as without this policy all rural dwellings may be extended to become large homes that are beyond the reach of rural residents.

Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

1. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.

2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.

3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

5. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

In this case the outbuilding is already in place and the link is a minor small structure between the two buildings.

**Conclusion 5.0.0**

5.0.1 From the information provided by the applicant it can be demonstrated that the initial structure was suitably converted and the owner would like to extend into a similar building adjacent to the existing dwelling. The applicants are a new family and simply want to utilise the adjacent building to provide more space for the family.

5.0.2 We trust that the information supplied is acceptable to the Council in granting a planning consent for the development.