



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0241

Ashington House London Road Ashington West Sussex RH20 3AT

DESCRIPTION:

Prior Notification for the erection of an agricultural barn

RELEVANT PLANNING HISTORY:

DC/21/0445	Permission in Principle for residential development comprising between 1 and 9 dwellinghouses	Application Refused on 15.04.2021
------------	---	-----------------------------------

SITE AND SURROUNDINGS:

The application site comprises an agricultural holding of approximately 12.5 hectares, located to the south west of the Coach House and to the west of the A24. The site is mostly shielded from public view by trees, with the wider surroundings characterised by agricultural fields. The specific site that the barn is to sit on is an area of around 3.7 hectares positioned in the south.

DETAILED DESCRIPTION:

This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether the prior approval of the Council is required in respect of the siting, design and appearance of the proposed barn.

The barn would be approximately 60 metres in length, 11.5 metres in depth. The height to the ridge of the building would be approximately 6.4 metres, with an eaves height of 4.8 metres. This gives a footprint of approximately 687m². An area of front hardstanding would be laid, full width and 5m in depth. This would take the approximate development footprint to just under 1000m² (997m²).

Two roller bay doors will be installed on the front elevation at both ends with black steel louvres on both front and rear elevations. Materials include steel sheet in juniper green for the roof with juniper green wall panels with larch infill timber.

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

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 development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted Development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to *"the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

- (a) works for the erection, extension or alteration of a building; or*
- (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."*

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (k).

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) "comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".

The proposed development would measure to a total floor area of 997sqm and would be located in an area of undeveloped agricultural land.

The barn is to be used for storage of hay and agricultural machinery relating to this. Given the included planning statement and the explanation to the sizing accommodating for hay storage and machinery, it is thought that the barn is appropriately sized. On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary for the agricultural business.

Siting, Design, and Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design and external appearance.

The scale of the proposed barn represents a large addition to the site and would be located in relative isolation given the existing developments which sit roughly centrally within the wider agricultural holding. However, the site would be largely obscured via large amount of tree cover from the majority of public facing views. In any case, the proposed would clearly be sited in an agricultural holding and would not appear out of character given the wider context of the site or area. The siting is therefore

considered acceptable. The design and external appearance is what would be expected for an agricultural building and the specific nature of the intended use. The materials are similarly considered acceptable.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agricultural. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons it is recommended that Prior Approval Required and Permitted.

Recommendation: Prior Approval Required and PERMITTED

Plans list for: DC/26/0241

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	12.02.2026
Elevation & Floor plan		PROPOSED ELEVATION, FLOOR PLAN, HARDSTANDING	03.03.2026
Block plan		NONE	12.02.2026
Supporting Statement	Planning	NONE	12.02.2026

DELEGATED

Case Officer sign/initial J Burrowes Date: 23/03/2026

Authorising Officer sign/initial RHERMITAGE Date: 24.03.2026