

Combined Planning, Design and Access statement to be read in conjunction with plans for:

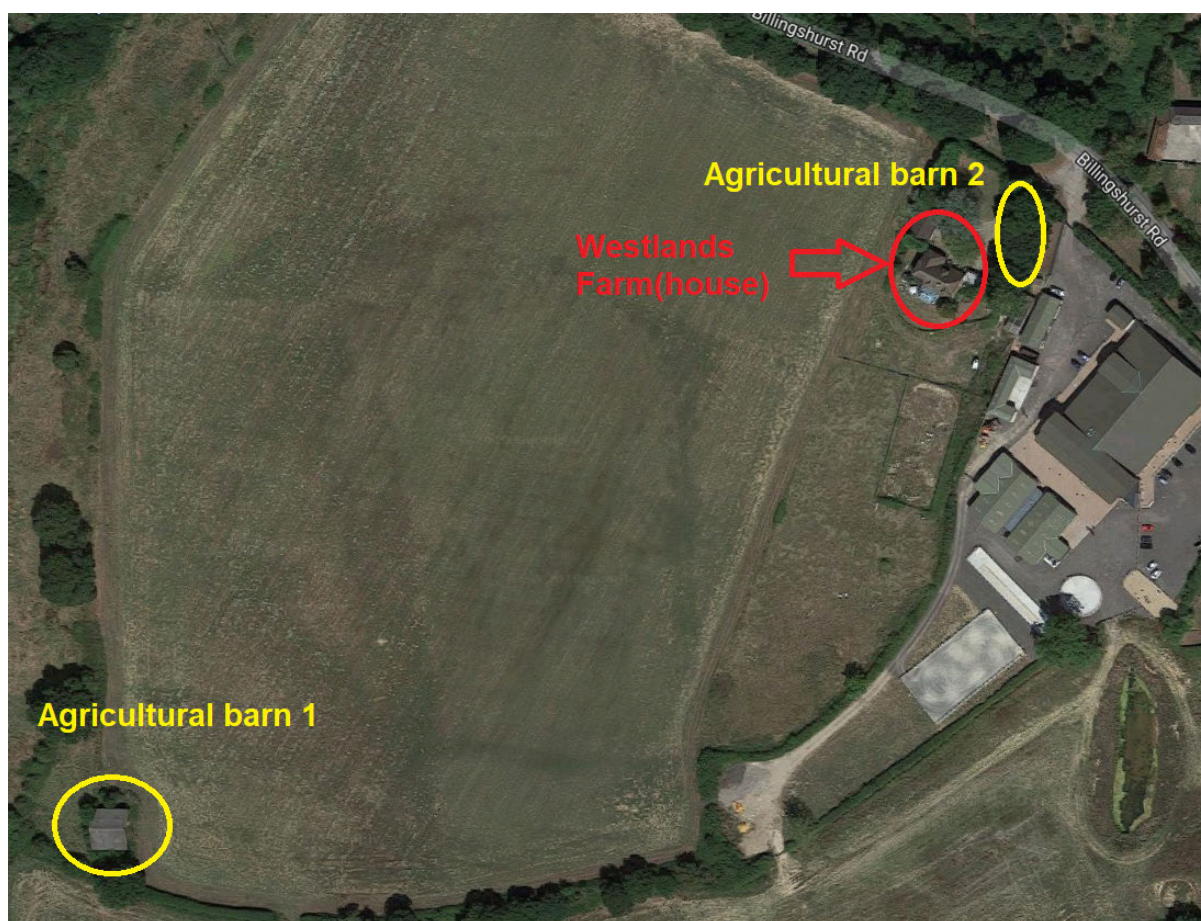
**Westlands Farm Billingshurst Rd, Ashington, Pulborough,
West Sussex, RH20 3BB**

Proposed development

Proposed change of use from an agricultural building to dwelling(s) (C3 Use class)

Site and Proposal

Westlands Farm is situated to the south of Billingshurst Rd, Ashington, Pulborough. The site is located within countryside but no other statutory designations. The site is within a rural area characterised by farms, commercial uses and individually designed dwellings.



Above circled in yellow – Agricultural buildings to be converted.

The **proposed conversion is a natural evolution in the context of the site**; the barns are well screened by the mature boundary trees and hedging along the wider field boundaries. The application seeks to establish permission for the conversion of existing agricultural building(s) into a residential dwelling(s).

Prepared by Phil Rowe, BA Hons, BTP

Planning history of site

The barns to be converted are permitted for agricultural use for the keeping of livestock together with the storage of hay, feed, plant and machinery in connection with the maintenance of and use of the wider agricultural holding.

The farm buildings together with the proposed red line curtilage area that is the subject of the application remains last in agricultural use for the storage of hay, feed, plant and machinery in connection with the maintenance of and use of the wider agricultural holding.

AS/5/66 Extension of existing dutch barn - **PERMIT**

AS/28/96 Erection of a barn - Westlands Farm Billingshurst Road Ashington - **PERMIT**

DC/12/1276 Demolition of existing buildings, provision of second access and formation of an equine hospital and associated facilities – **PERMIT**

Officer report extracts, “1.1 The application seeks consent to **demolish the existing agricultural buildings**, provide a second access to the site and create an equine hospital which would involve the erection of the main building comprising of the reception, waiting room, operating theatre, examination rooms, x ray rooms, offices, pharmacy, MRI, CT and Gamma rooms and within the roof space of the building would be a staff rest room, bedsits and dormitory. There is also a main stable building, bone scan stables, hay and feed store, waste building, clinical waste store, trot up lanes, sandschool, lung ring, 43 car parking spaces, horse unloading quai and a fully landscaped area to the east of the site”.

Proposal (additional clarification)

The existing barns consist of predominantly enclosed concrete and steel portal frames.



Above – Agricultural barn 1 - Proposed conversion to a single dwelling Below – Agricultural barn 2 - Proposed conversion to two dwellings
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In terms of convertibility comfort can be taken from the Class Q appeal decision reference APP/C3620/W/15/3133304 (full decision included as part of application documentation / key extracts below **which permitted the removal of sections of a barn as part of the proposal.**

Appeal Decision

Site visit made on 23 February 2016

by L Gibbons BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 March 2016

Appeal Ref: APP/C3620/W/15/3133304

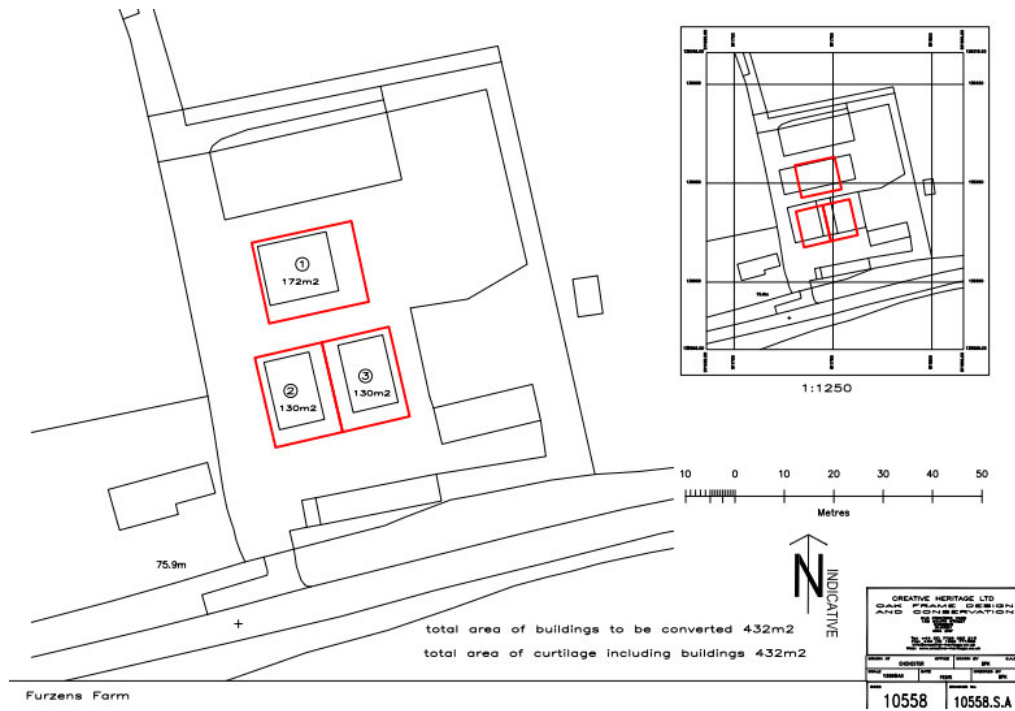
Furzen Farm, Furzen Lane, Wallis Wood, Dorking, Surrey RH5 5QE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.
 - The appeal is made by Mr Murray Shotter against the decision of Mole Valley District Council.
 - The application Ref MO/2015/0811/PNQ, dated 18 May 2015, was refused by notice dated 9 July 2015.
 - The development proposed is for the change of use from agricultural buildings to 3 No dwellings.
-

Decision

1. The appeal is allowed and approval granted under the provisions of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) for the change of use from agricultural buildings to 3 No dwellings at Furzen Farm, Furzen Lane, Wallis Wood, Dorking, Surrey RH5 5QE in accordance with the details submitted pursuant to Schedule 2, Part 3, Paragraph W2 of the GPDO.

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Assessment against permitted development criteria

2015 No. 596

TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (General Permitted Development) (England) Order 2015

Made - - - 18th March 2015

Laid before Parliament 24th March 2015

Coming into force - - 15th April 2015

Including changes from 6th April 2018

Class Q – agricultural buildings to dwellinghouses

Permitted development

Q. Development consisting of—

(a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development not permitted

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

(a) the site was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 20th March 2013, **Criteria met**

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, **Criteria met** or

(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

“(b)in the case of—

(i)a larger dwellinghouse, within an established agricultural unit—

(aa)the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; **Criteria met**

(bb)the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres; **Criteria met**

(c)in the case of—

(i)a smaller dwellinghouse, within an established agricultural unit— **Criteria met**

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(aa)the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; **Criteria met** or

(bb)the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres; **Criteria met**

(d)the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—

(i)a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; , **Criteria met**

(ii)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5; **Criteria met**

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

(f)less than 1 year before the date development begins—

(i)an agricultural tenancy over the site has been terminated, **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—

(i)since 20th March 2013; or **Not applicable**

(ii)where development under Class Q begins after 20th March 2023, 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; **Criteria met**

(i) 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, Criteria met
 - (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; Criteria met
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i); Criteria met
- (j) the site is on article 2(3) land; Not applicable
- (k) 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
- (l) the site is, or contains, a scheduled monument; Not applicable
- (m) the building is a listed building. Not applicable

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—

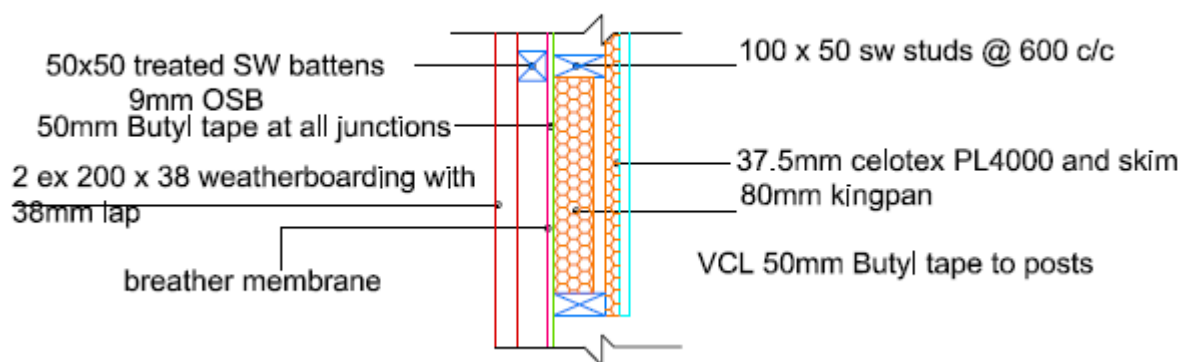
(a) transport and highways impacts of the development,

Transport Statement – as regards transport implications / assessment the proposed development is likely to lead to a net reduction in vehicle movements when comparing the existing use to the proposed use. No transport mitigation impacts required.

(b) noise impacts of the development,

Noise Statement - The proposed development is well separated from surrounding residential dwellings. In any event any noise impacts in relation to residential accommodation on the site would be less than the equivalent agricultural activity with associated commercial vehicle movements. No remediation measures proposed or required.

So as to comply with building regulations and meet the current Part L requirements the level of thermal insulation required within the building will provide significant acoustic insulation. Additional insulation can be used to provide further acoustic properties if required. A typical detail for the frame wall and roof construction for the conversion is included below.



(c) contamination risks on the site,

Contamination Statement – On the basis that it is confirmed that the barn has only been previously used for the keeping of livestock, storage of hay, feed and agricultural plant there would be no contamination issues arising. No remediation measures proposed or required.

No further work is required relating to ground conditions / contamination at the site, for its proposed conversion.

(d) flooding risks on the site,

Flood Risk Assessment - The proposed development lies outside any area subject to flood risk as such flooding would not be an issue. In any event the impacts in relation to flooding would be no greater than the existing agricultural use. No remediation measures proposed or required.

(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

This new permitted development initiative recently introduced by the government is clearly in support of the 2012 National Planning Policy Framework which seeks to promote and support economic growth in rural areas and promote the development and diversification of agriculture.

Comments: Additional guidance dated 5th March 2015 has been issued on the National Planning Policy Guidance website and reproduced below to confirm that the the prior approval conversion of agricultural buildings permitted development right does not apply a test in relation to sustainability of location.

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<http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/what-are-permitted-development-rights/permited-development-rights-for-the-change-of-use-of-agricultural-buildings/>

Paragraph: 108 Reference ID: 13-108-20150305

Is there a sustainability prior approval for the change to residential use?

The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house.

Revision date: 05 03 2015

Paragraph: 109 Reference ID: 13-109-20150305

What is meant by impractical or undesirable for the change to residential use?

Impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would “not be sensible or realistic”, and undesirable reflects that it would be “harmful or objectionable”.

When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. **That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.**

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

When a local authority considers location and siting it should not therefore be applying tests from the National Planning Policy Framework except to the extent these are relevant to the

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subject matter of the prior approval. So, for example, factors such as whether the property is for a rural worker, or whether the design is of exceptional quality or innovative, are unlikely to be relevant. Revision date: 05 03 2015

The Department for Communities and Local Government Report on responses to the consultation regarding 'Greater flexibilities for change of use' dated March 2014 confirmed with regard to the sustainability of locations that (emphasis added)...

"24. The government considers that the prior approval with regard to siting and design provides sufficient safeguards to ensure that development only takes place in sustainable locations and any physical works are appropriate to the surrounding area. To further ensure historic barns are not lost it has also decided not to allow total demolition and new build, although limited physical alterations necessary to enable the change of use will be permitted. Recognising that many agricultural units may be substantial in size the regulation will allow up to three dwellinghouses to be created, within a total maximum size of 450 m2 on an agricultural unit. This will better support sympathetic conversion and maximise the flexibility of this new right".

- The proposed residential accommodation would fit in well with the existing context;
- The proposed residential barn conversion is to a rurally appropriate design with a contemporary glazed twist. The proposed development will assimilate well into the existing context; choice of materials for the proposed conversions have taken account of the surroundings.
- The volume, bulk and massing of the building will remain the same – no extensions are proposed as part of the application.
- The applicant is happy to work with the Council in discussing any detailing and materials to the proposed dwelling and / or its proposed curtilage garden areas, boundary treatment etc... as an integral part of the Prior Notification application;
- The existing agricultural building would create well-proportioned residential accommodation as highlighted on the proposed plans;
- the Council are obliged to maintain a 5 year Housing land supply and as such the proposed development and conversion, **with the support of this new Government application route**, will incrementally and pragmatically assist in the provision of much needed additional rural housing and reducing pressure for new Housing development on previously undeveloped land;
- Through the Government's New Homes Bonus the permitting of the scheme will enable the government to automatically match the Council tax payments for a period of 6 years for each new home built to contribute towards to increased services that would be required.

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- The site represents economic, social and environmentally sustainable development.

(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 proposed elevations have taken their lead from other permitted barn conversions in the vicinity and as such the proposed drawings result in a rurally appropriate appearance that has been accepted within the Council's administrative area to respect the rural character and appearance of the area together with the character and appearance of the other residential buildings in the area. This serves to address the Council's interpretation that, "*The NPPF states that it is proper to seek to promote or reinforce local distinctiveness (paragraph 60)*" and also highlights that it is important for the Council to '***not be over prescriptive***'
- The design is considered to be of merit and has been given detailed consideration so as to harmonise with the more traditional rural dwellings in the immediate vicinity of the site. Notwithstanding, that the proposal represents an innovative conversion there is no requirement for the design to be considered of exceptional quality or sufficiently innovative to be outstanding. The test that is made out is one of sympathetic conversion as opposed to exemplar conversion and as such that part of paragraph 55 is of less relevance. This is made clear by the clarification in the Department for Communities and Local Government Report on responses to the consultation regarding 'Greater flexibilities for change of use' dated March 2014 confirmed with regard to the sustainability of locations that (emphasis added)...

"24. The government considers that the prior approval with regard to siting and design provides sufficient safeguards to ensure that development only takes place in sustainable locations and any physical works are appropriate to the surrounding area. To further ensure historic barns are not lost it has also decided not to allow total demolition and new build, although limited physical alterations necessary to enable the change of use will be permitted. Recognising that many agricultural units may be substantial in size the regulation will allow up to three dwellinghouses to be created, within a total maximum size of 450 m2 on an agricultural unit. This will better support sympathetic conversion and maximise the flexibility of this new right".

- *Explanatory Memorandum to the legislation states that local planning authorities must only consider the NPPF to the extent that it is relevant to the matter on which Prior Approval is sought.*
- *Paragraph 55 relates to new isolated dwellings in the countryside. Paragraphs 60 and 61 relate to design. Paragraph 55 of the NPPF states that new isolated homes in the countryside should be avoided unless there are special circumstances, one of which being where development in rural areas would re-use redundant or disused buildings and lead to an enhancement to the immediate*

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setting, or the design is of an exceptional quality or sufficiently innovative or to be outstanding or raise the standards of design more generally in the area. Paragraph 61 states that securing high quality and inclusive design goes beyond aesthetic considerations and that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

- The extent to which paragraph 55 is relevant and the proposed dwellings would achieve is the achievement of the promotion of 'sustainable development in rural areas by locating housing where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby'.
- Further evidence of the Government's intent is provided by the additional recently adopted changes to prior approval guidance which include the conversion of B8 warehouse premises (many of which will bear design resembles to more modern utilitarian, rural buildings with shallower pitch roofs as opposed to older more traditional barns) to dwellings under the same route as already permissible through prior notification for agricultural, shops and offices.

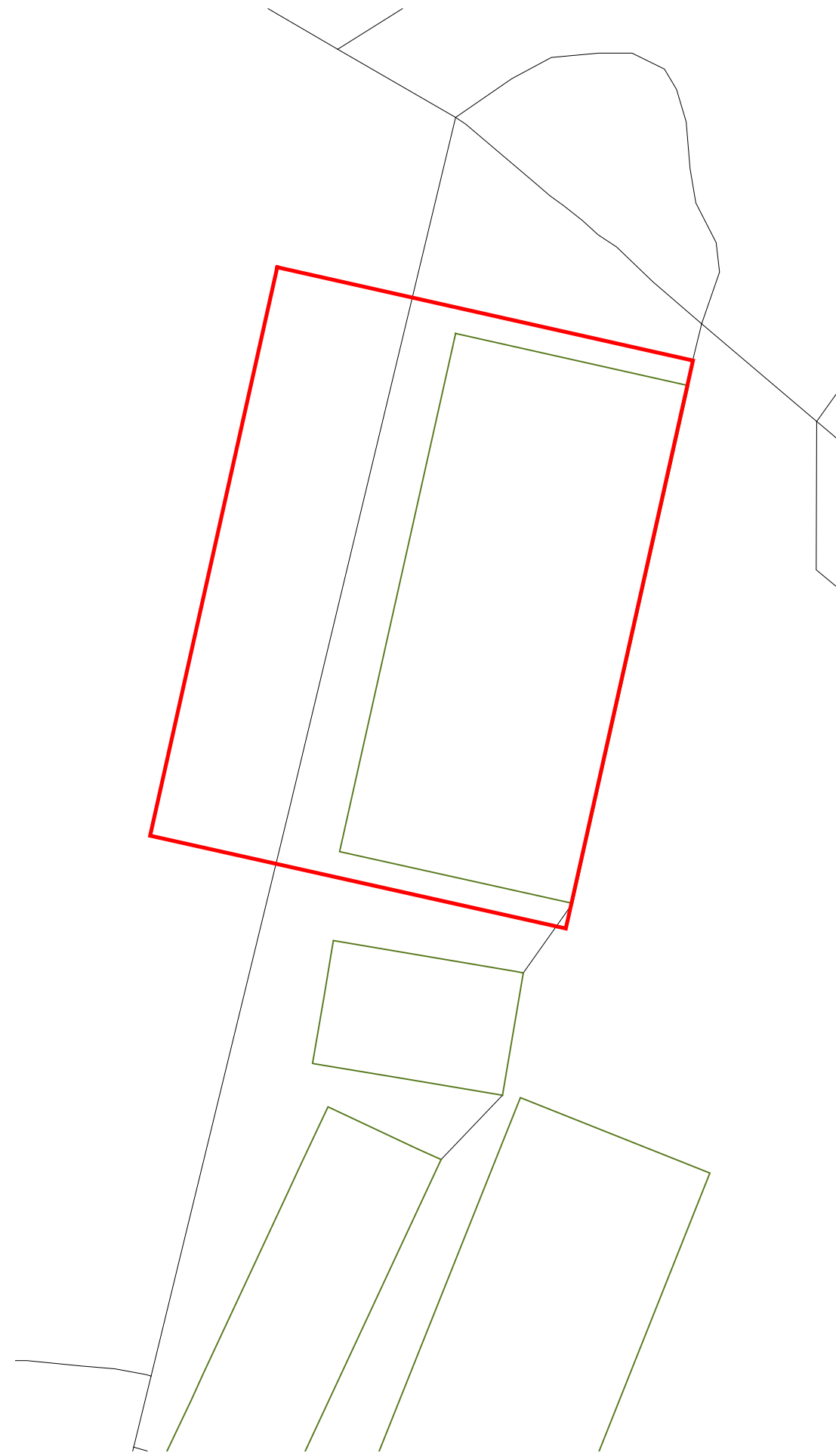
(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1)(a) to (e) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application. Noted

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

Plans - A location plan, site plan, elevation and floor plans are included to assist with the determination of the application.

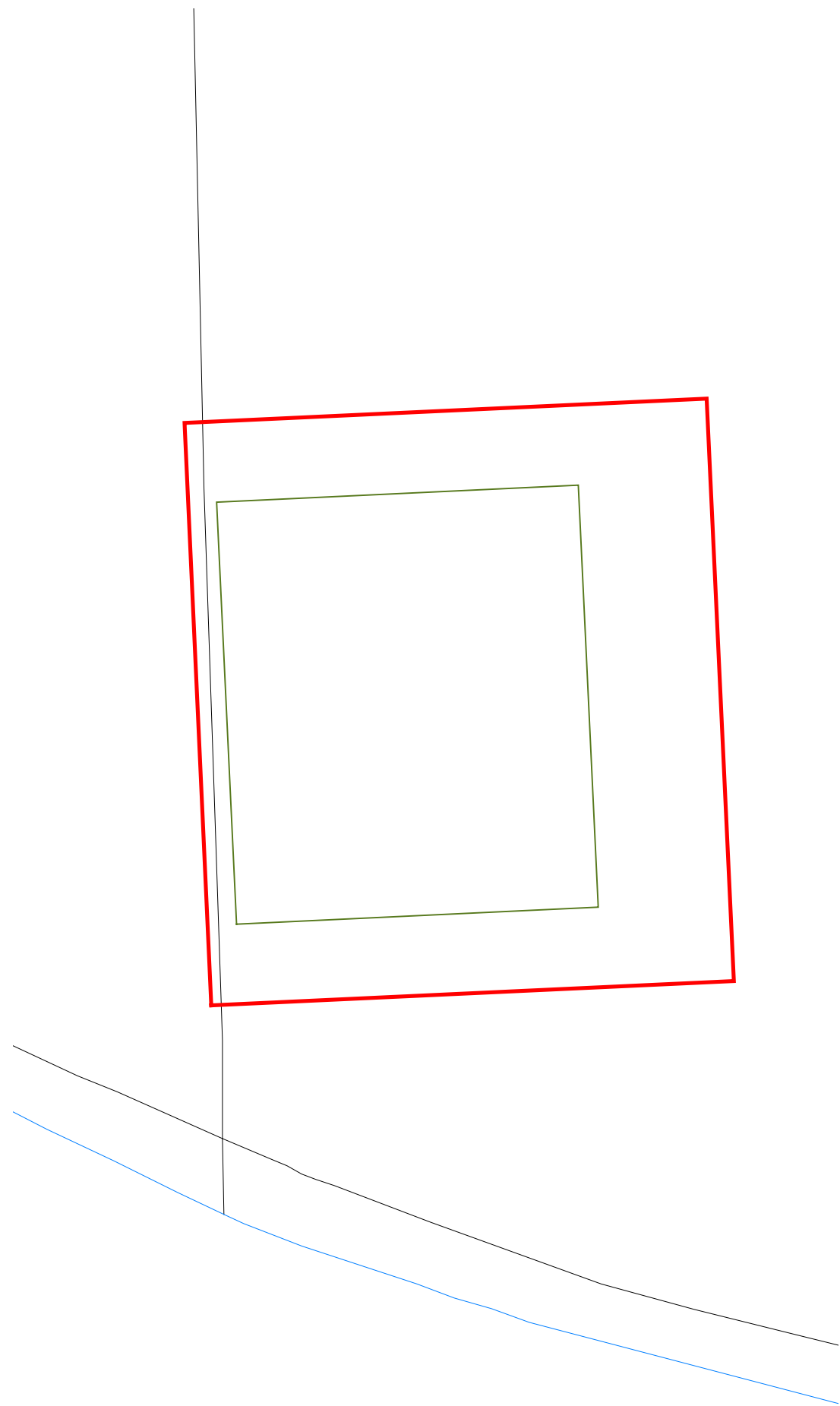
Thank you in advance of your balanced consideration of the proposed application.

In advance of any decision on the application, please maintain a dialogue with myself and the applicants if you have any questions, concerns or matters that require further elaboration.



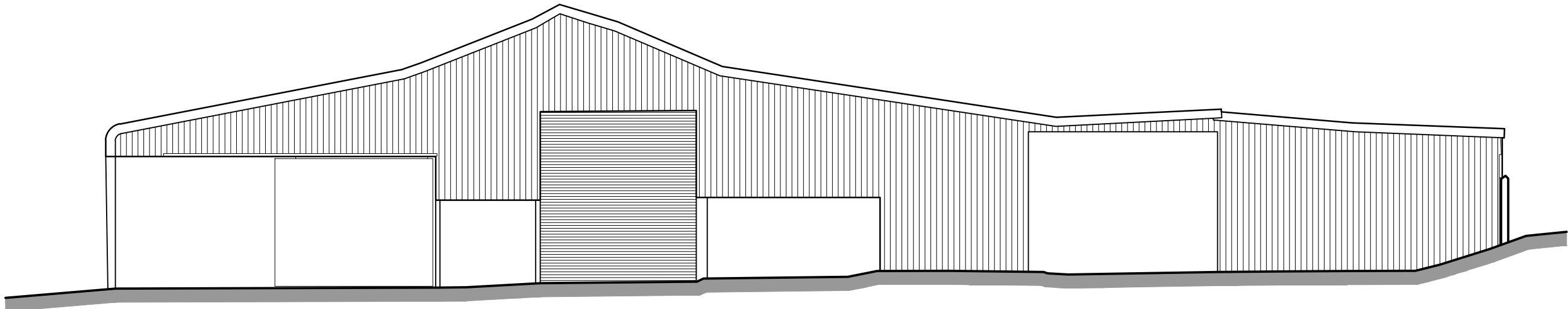
Block Plan - Building 1
1:200

NOTES
Building 1
Existing Footprint: - 155.26m²
Proposed Footprint: - 155.26m²
Proposed Curtilage: - 303.89m²

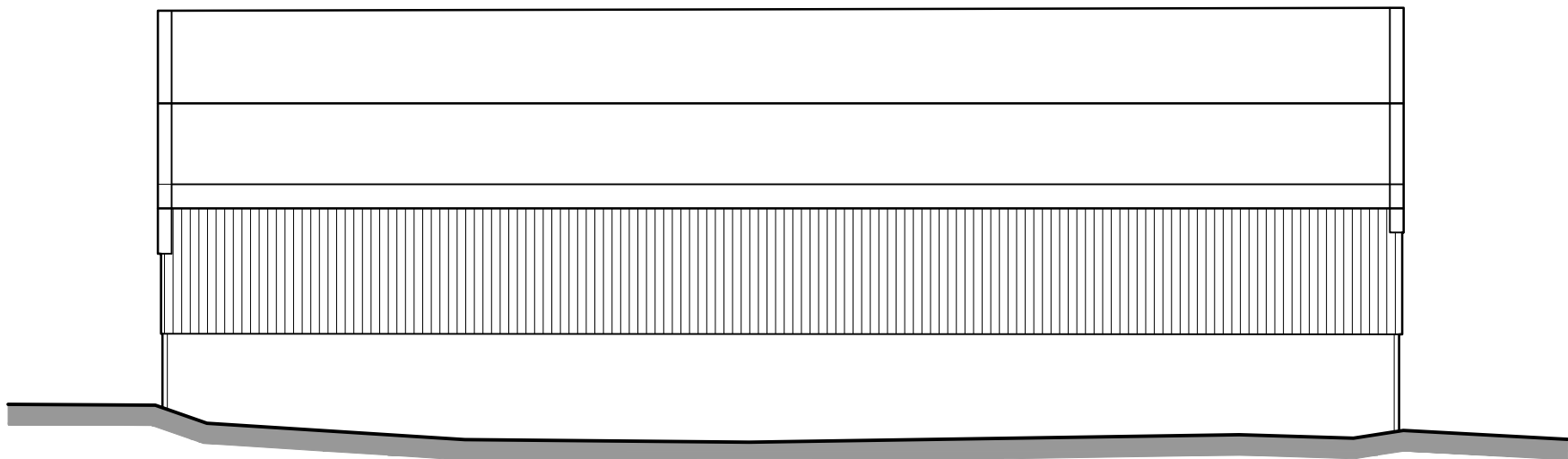
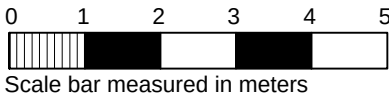


Block Plan - Building 2
1:200

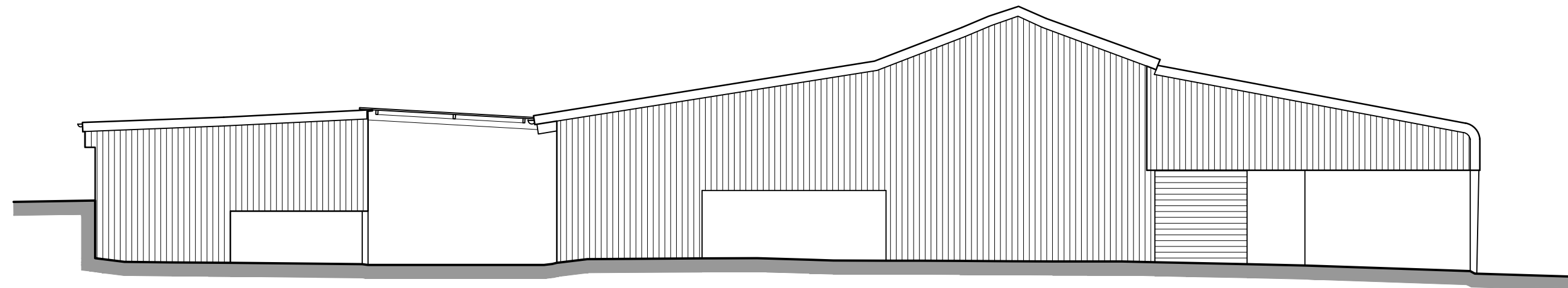
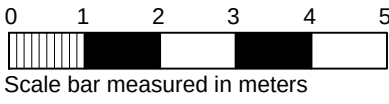
NOTES
Building 2
Existing Footprint: - 185.29m²
Proposed Footprint: - 185.29m²
Proposed Curtilage: - 369.56m²



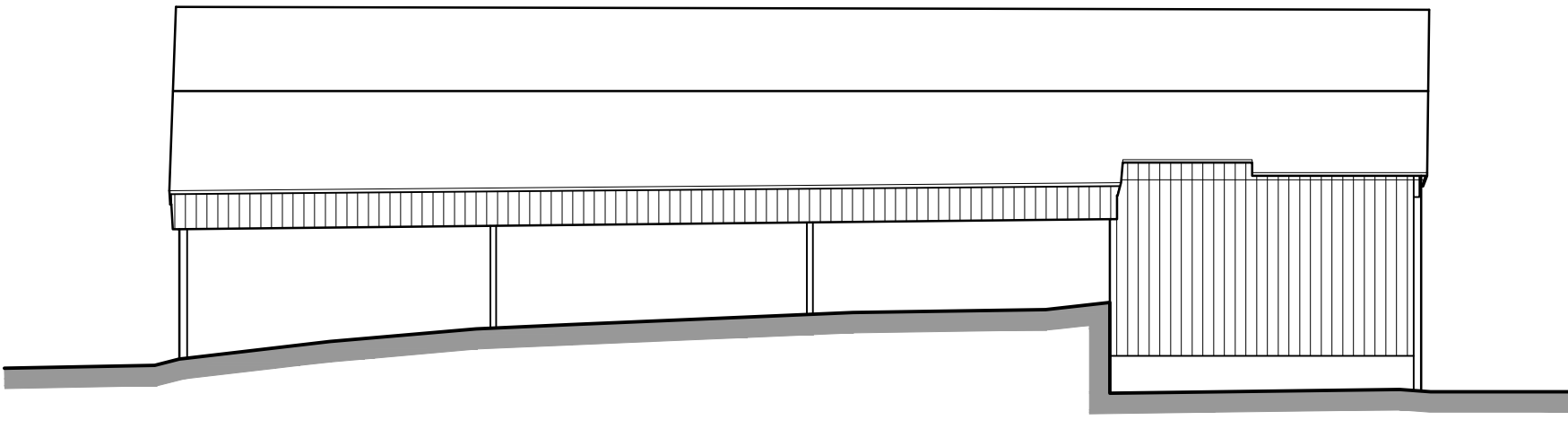
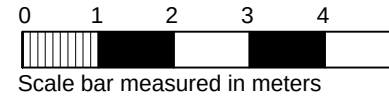
Front (South) Elevation



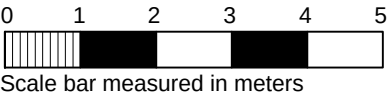
Side (West) Elevation



Rear (North) Elevation



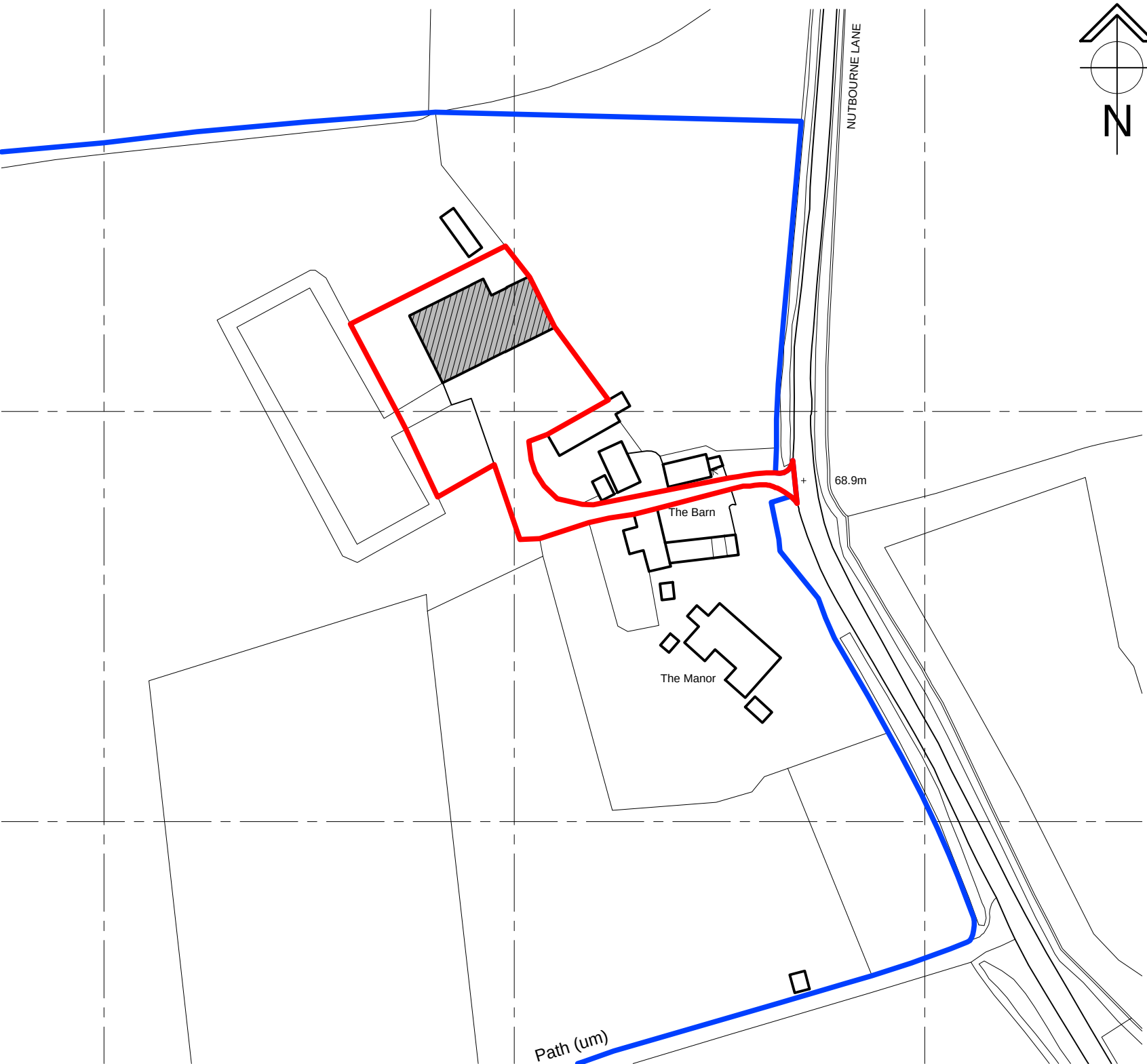
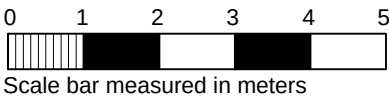
Side (East) Elevation



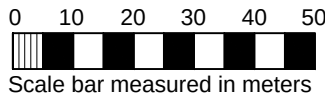
Gross Ground Floor Area = 512.18sq.m



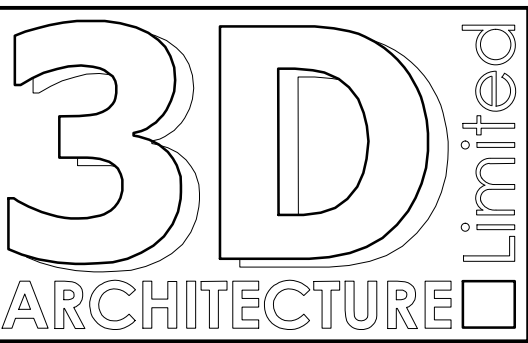
Ground Floor General Arrangement Plan



Site Location Plan (1:1250)



PLANNING



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CLIENT
Mr Lee Goossens

PROJECT
Nash Manor Farm
Nutbourne Lane
Pulborough
RH20 2HS

DRAWING TITLE
Plans & Elevations
As Existing

SCALE	DATE	DRAWN BY
1:100	November 2021	ANH
DRAWING NO.	REVISION	
2021/PL1	-	

