

THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Crays Barn, Crays Lane, Goose Green, West Sussex
PROPOSAL:	Demolition of an agricultural building and the erection of 3no. dwellings
REFERENCE:	DC/26/0261
RECOMMENDATION:	STRONG OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION:	
Thakeham Parish Council (TPC) Strongly Objects to this application.	
MAIN COMMENTS: Planning permission for conversion to 3 dwellings (DC/25/0446) was granted less than 2 months ago and now the applicant is looking to add an extra dwelling on the site. TPC contend that this is not a Minor Dwelling or development. Expanding the build by over 25% is not minor. By effectively using "drop-in" permissions and applications, the applicant is in breach of the "Hillside" Judgment (2022) - A Supreme Court case which confirmed that planning permissions must be viewed "holistically," meaning developers must be cautious when expanding on and overdeveloping sites after permissions had been granted. TPC request that HDC investigate the history and apply the ruling to this application. The site is outside of the settlement boundary and not allocated for the scale of development it has seen and is being considered for. The design and scope of the proposal is contrary to NPPF policy 26 as the proposal does not reflect the rural character of the surrounding area - especially given that the original permission for the site (DC/24/2144) was very clear on design policies that must not deviate or depart from Class Q definitions. TPC is struggling to understand how the LPA reconcile applications and approvals that do not meet previously laid out direction. This application, by means of siting and layout is a gross overdevelopment near a priority deciduous woodland – contributing light pollution and is not rural in nature. The application does not meet all of the conditions of Policy 32 (Conversion of Agric and Rural buildings). In fact, the site only meets two basic conditions as it is a barn that has a road that accesses it. The other 4 which relate to size, shape, design and its impact on the surrounding countryside are completely at odds with the policy. So much so, this development represents an urbanisation of the countryside. The properties need to avoid the characterisation of a suburban cul de sac and should be representative of a loose functional arrangement found in typical converted farmstead sites. This application does not sit comfortably within already established parameters as the size and scope is expanding outwards from the original barns it was supposed to be CONVERTING from. Therefore, given that this application is not a barn conversion – but a new housing development – TPC cannot support this application as it is not of exceptional quality, it is not outstanding or inventive and it does not enhance and it is not sensitive to its immediate surrounding area (HDPF policies 25,32,33) and we Strongly Object.	
ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	A.Brown (Parish Clerk)
DATE:	24.03.2026

