

MME PLANNING SERVICES

Conversion of existing outbuilding to form 1no dwelling
and associated works.

at

Jandola, New Hall Lane, Small Dole, Henfield, West
Sussex, BN5 9YH

Planning Statement

Ref: P-027c

July 2026

Version 1



Figure 1: Site Location

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1. Introduction

- 1.1 MME Planning Services is instructed to submit this full planning application for the 'Conversion of existing outbuilding to form 1no detached dwelling and associated works' at Jandola, New Hall Lane, Small Dole, Henfield, West Sussex, BN5 9YH
- 1.2 This statement sets out the proposed scheme in detail with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

2. Site, Surroundings and Background

- 2.1 The application site is located at the western end of New Hall Lane, to the west of Shoreham Road, Small Dole, Henfield. The application site currently comprises an ancillary outbuilding within the residential garden / curtilage of Jandola. As detailed within the supporting plans, the site directly adjoins the defined built-up-area boundary of Small Dole, however, is classed as a countryside location for planning and policy purposes, as defined by the Horsham District Planning Framework (2015) (HDPF).
- 2.2 Although designated as a countryside location, the site is surrounded by residential development, with existing dwellings located to the east and south. As such, the site is not considered to be in an isolated rural location. Small Dole is identified as a smaller village within the HDPF, with limited services, facilities, social networks, but with good accessibility to larger settlements. There are bus stops located to the east of the site on Shoreham Road providing links to the larger settlement of Henfield to the north, which is located in close proximity to Small Dole, and Upper Beeding to the south.
- 2.3 Given the site's location and its relationship to the defined built-up area, it is therefore considered that the site is in a sustainable location. This has been confirmed by the Planning Inspectorate under a previous application under planning reference DC/24/1225 (Appeal Ref: APP/Z3825/W/24/3357209), where no objections were raised in this regard.

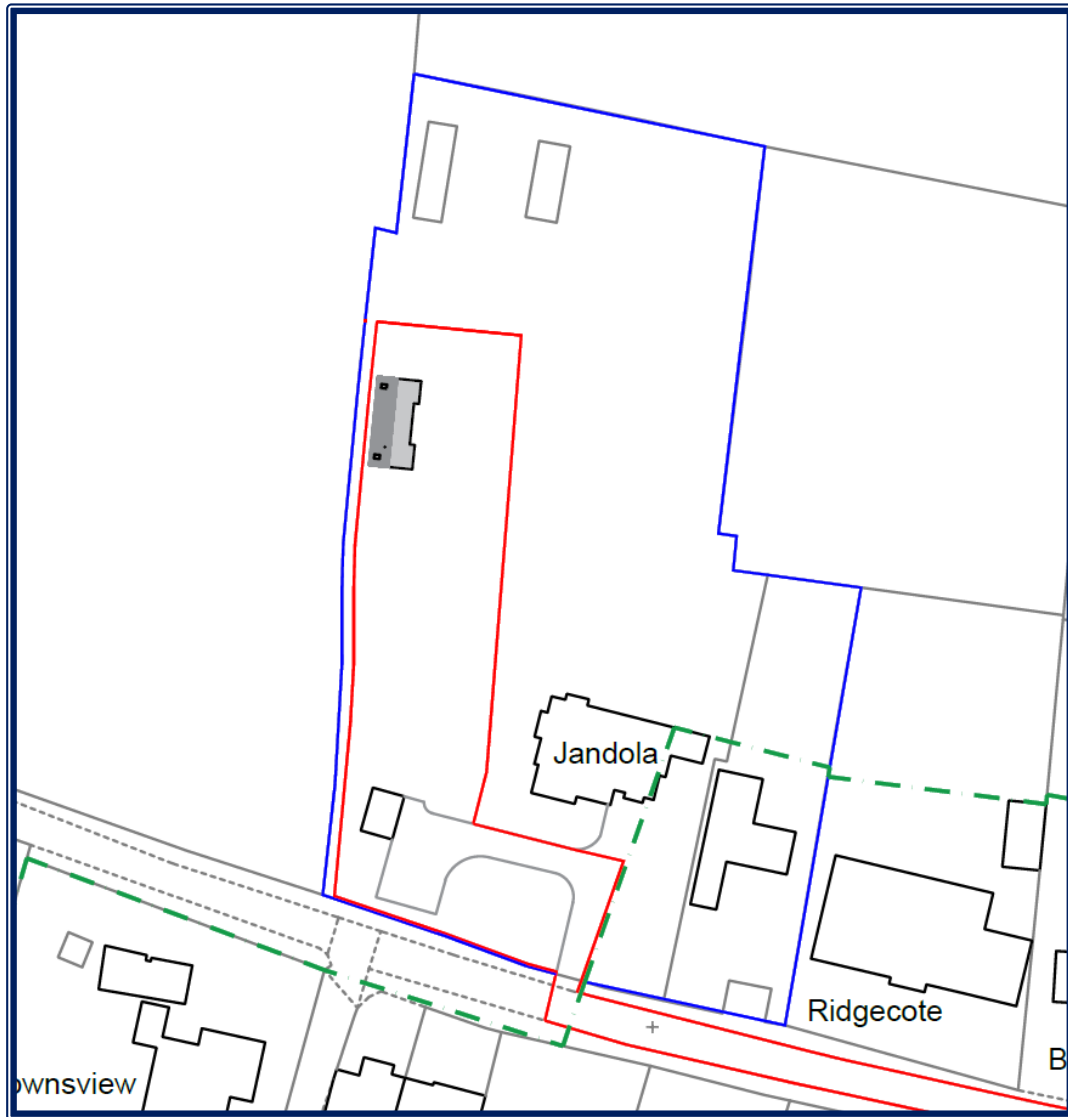


Figure 2: Map showing the relationship of the site to the Built-Up Area Boundary (dashed green line)

- 2.4 Neighbouring and surrounding residential dwellings are generally characterised by an eclectic mix of detached and semi-detached properties of both single and two storeys, all with differing plot sizes. It is also noted that New Hall Lane is characterised by various back-land developments to the north and south.
- 2.5 The proposed red line area, as indicated on the submitted plans, extends to some 0.2ha. There is an existing access / entrance to the site from New Hall Lane which serves the existing residential property on site. The building which is the subject of this application is used as a home office and for storage purposes.

- 2.6 It is noted that a number of new dwellings have been permitted along New Hall Lane, including at the application site, where planning permission was granted for 1no dwelling in 2019 under planning reference DC/19/0532.

3. Planning History

- Demolition of existing dwelling and erection of a replacement dwelling

Ref. No: DC/05/0480 | Status: Application Permitted, April 2005

- Demolition of existing dwelling and erection of a replacement dwelling (Amendment to previously approved planning application DC/05/0480)

Ref. No: DC/05/1210 | Status: Application Permitted, July 2005

- Erection of a two storey detached dwelling with associated parking

Ref. No: DC/19/0532 | Status: Application Permitted, August 2019

- Application to confirm the building works for the erection of a detached garage were substantially completed more than four years before the date of this application (Lawful Development Certificate - Existing).

Ref. No: DC/23/0495 | Status: Application Permitted, May 2023

- Erection of an outbuilding to the rear (Retrospective).

Ref. No: DC/23/0526 | Status: Application Permitted, June 2023

- Erection of 1no detached dwelling, creation of new access, erection of a detached 2-bay garage and associated works.

Ref. No: DC/24/1225 | Status: Application Refused, October 2024 (Appeal Dismissed, August 2025)

4. Proposals

- 4.1 As detailed above, planning permission is sought for the conversion of an existing outbuilding to form 1no 1-bed detached dwelling. The proposed conversion would retain all of the main features of the existing building, maintaining its form and character.
- 4.2 The proposed dwelling would have an overall width of approximately 11.1m, an overall depth of approximately 4.7m and an overall height to the ridge of the building of approximately 4.6m. The existing outbuilding would not be extended or altered externally and the conversion would be fully contained within the existing building fabric. The proposed dwelling would have a GIA of approximately 46sqm.

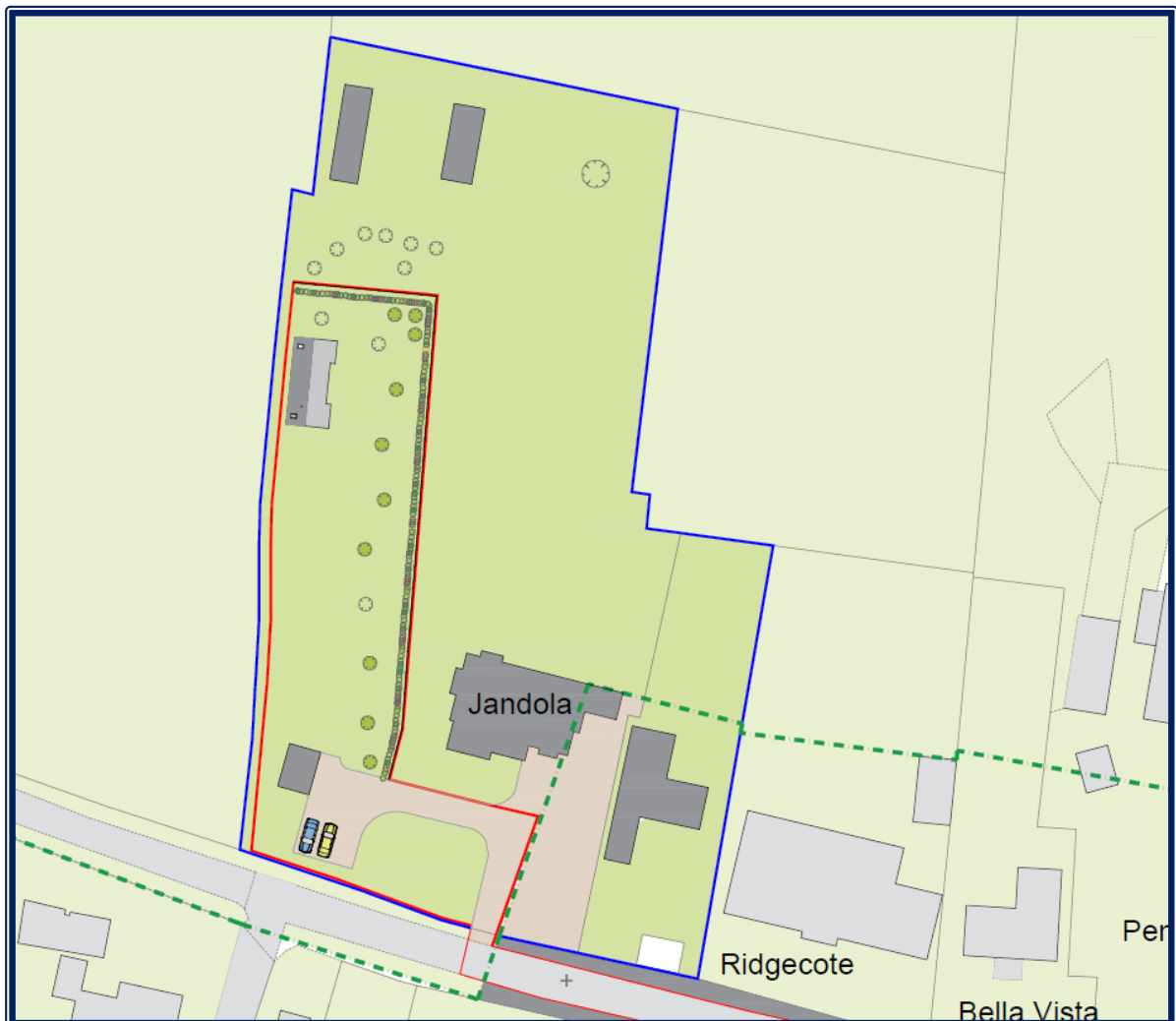


Figure 3: Proposed Site / Landscaping Plan

- 4.3 As set out above, the main form, appearance and external materials of the host building would be retained, resulting in a modest dwelling which clearly reflects the character of the setting and would be commensurate with the location. The proposals also incorporate landscaping which would enhance the setting of the building.
- 4.4 The proposals would retain the existing external materials consisting of a brick plinth and black-coloured timber cladding to the external walls, clay tiles to the roof and timber-framed windows and doors.

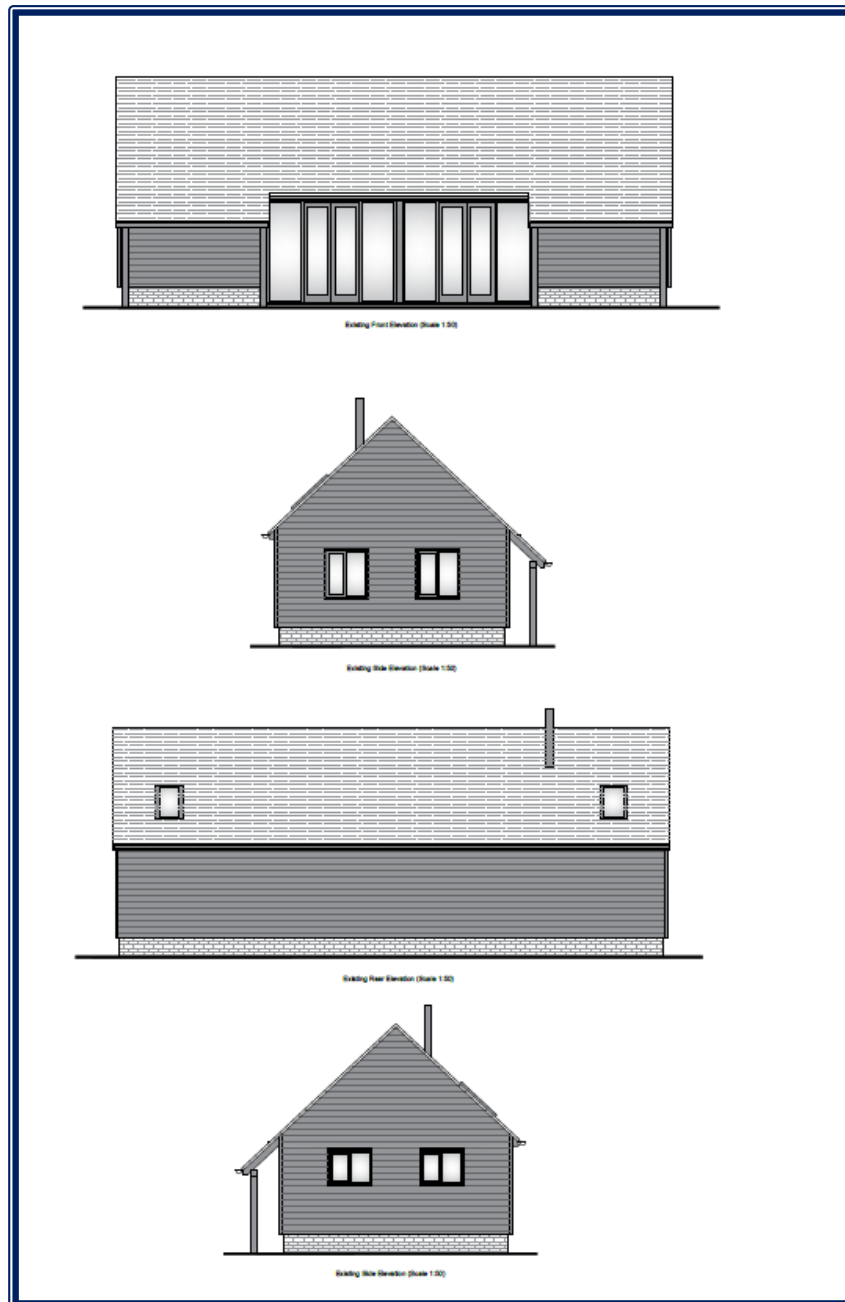


Figure 4: Existing Elevations (No changes proposed)

- 4.5 The proposed development would be in keeping with the setting and the existing residential use of the site. Given the retention of the overall form, appearance and character of the host building, there would be no detrimental impact on the countryside setting, with the proposed landscaping aiding in enhancing the setting of the building, as detailed above. The proposed development would also be acceptable in terms of the plot size.

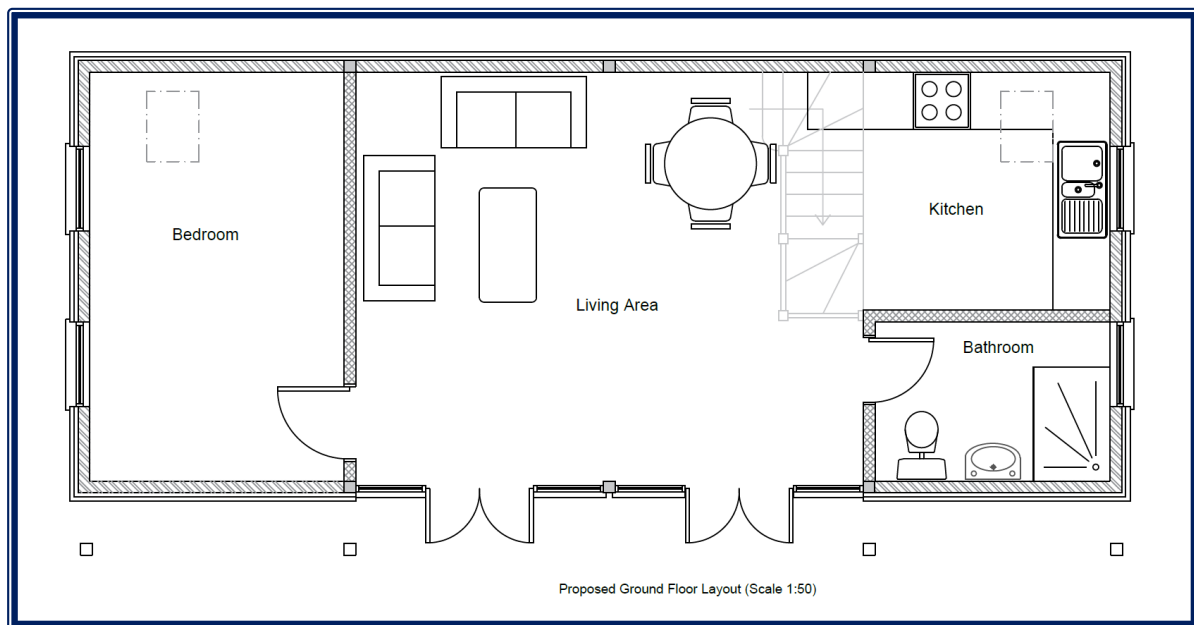


Figure 5: Proposed Floor Plan

- 4.6 The proposed development is considered to be appropriately separated from neighbouring properties so as to avoid any impact on amenity and would provide a good level of accommodation for future occupiers. Sufficient parking would also be provided, with the development served by an existing access from New Hall Lane.
- 4.7 Given the extent and nature of the proposals, which would not include any extensions or external alterations to the host building, the proposal would not result in harm to any trees, nor would it unacceptably harm biodiversity, protected species or any priority habitats.
- 4.8 As mentioned under Section 2 of this statement, the building which is the subject of this application is used as a home office and for storage purposes. The applicants are looking to relocate the office to dedicated commercial premises elsewhere and as such, the building is no longer needed for this use and is essentially redundant.

5. Planning Policy

National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives: economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11(d)).

Horsham District Planning Framework (HDPF) (2015)

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry only limited weight in decision-making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted in April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out-of-date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025 advised that the Plan is withdrawn due to concerns about its legal compliance. Proceedings for the new Local Plan have now re-opened, however, the new local plan carries limited weight in decision-making at this stage.

5.6 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision-making.

5.7 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- 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 10 - Rural Economic Development
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- 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 40 - Sustainable Transport
- Policy 41 - Parking

Henfield Neighbourhood Plan (HNP) (2021)

5.8 While also considered to be out of date, the Neighbourhood Plan policies relevant to this application are as follows:

- Policy 1: A spatial plan for the parish
- Policy 4: Transport, Access & Car Parking
- Policy 10: Green Infrastructure & Biodiversity
- Policy 12: Design Standards for Development

Planning Advice Note(s) (PAN)

5.9 Relevant PANs to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

6. Planning Considerations

Principle of Development

- 6.1 The HDPF spatial development strategy as contained within policies 2, 3 & 4 directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.
- 6.2 As detailed at Figure 2 above, the site directly adjoins the defined built-up area boundary of Small Dole. The site is not allocated within Horsham's adopted development plan (comprising in this case the HDPF and the HNP), while it is again noted that these are now out of date. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF, as well as Policy 1: A spatial plan for the parish of the HNP. The site is also not in an isolated location therefore the opportunities afforded by Paragraph 84 of the NPPF do not apply in this instance.
- 6.3 Notwithstanding the above, the Council is currently unable to demonstrate a 5-year housing land supply, with the latest Authority Monitoring Report (December 2025) detailing a supply of only 1.7 years. Therefore, the tilted balance contained in Paragraph 11(d) of the NPPF is engaged.
- 6.4 While the Council has submitted the New Horsham District Local Plan for examination, as detailed above, the weight given to the above policies and the New Local Plan is limited at this stage. In addition, as will be detailed below, there are no material matters which would represent a reason to refuse this application. In any event, any issues or harm identified would need to surmount a high hurdle to prevail in this balance.

- 6.5 In addition, the Council has failed its most recent Housing Delivery Test, with the December 2024 test results demonstrating that the Council has only delivered 62% of its housing target in the preceding three years. This itself also triggers the presumption in favour of sustainable development under Paragraph 11(d). This is irrespective of a Council's five-year housing land supply position.
- 6.6 It is noted that limited weight should be attached to any conflict with Policy 26 in respect of development outside of built-up area boundaries given that the deficient housing supply position dictates that these boundaries are out of date. As such, the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse the application.
- 6.7 Further to the above, Paragraph 14 of the NPPF notes that: "in situations where the presumption (at paragraph 11(d)) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement".
- 6.8 The HNP is now more than five years old. Therefore, Paragraph 14 of the NPPF does not apply and the presumption in favour of sustainable development would not be affected in this instance.
- 6.9 Moreover, and as detailed above, the site adjoins the BUAB of Small Dole which benefits from a number of facilities, including a shop, post office and pub, as well as being located close to public transport links, with bus services available on Shoreham Road to Henfield to the north and Upper Beeding to the south.
- 6.10 It is therefore considered that there is an opportunity for future occupiers of the proposed dwelling to utilise the facilities in the village and surrounding areas by alternative methods of transport and would not be unduly reliant on private vehicles for day-to-day needs. In terms of its location, the site is therefore considered to be sustainable. It is noted that no concerns were raised by the Inspector in the previous appeal decision in this regard.

- 6.11 The application building was previously approved as an ancillary residential outbuilding to be used by the applicants as a home office. The building therefore already has a residential use. The applicants are now looking to move their office to dedicated commercial premises elsewhere in Horsham District and as such, the building is essentially redundant and is no longer needed for its original purpose.
- 6.12 Attention is drawn to Appendix A, which is a recent appeal decision where at Paragraph 36 the Inspector states that – “Although the appeal buildings are currently in use, I have no reason to dispute that they are redundant in terms of no longer being needed or useful. The building is therefore no longer needed and is available for residential conversion”. As such, the fact that it is still partly in use and taking into account the Inspector’s view within Appendix A, should not form the basis for refusing the proposed development in principle.
- 6.13 The proposal relates to the conversion of an existing and established residential outbuilding to form a modest, independent dwelling. The site forms part of an existing residential garden, therefore the introduction of an additional dwelling in this location would be commensurate with the prevailing character and spatial context of the site and surroundings.
- 6.14 In addition to Policy 10 of the HDPF, Policy 32 of the emerging Local Plan introduces more explicit support for the conversion of rural buildings to residential use. Furthermore, the more effective use of previously developed land attracts support in the NPPF, as well as in Policy 2 of the HDPF. In addition, the subject building is considered to be structurally sound and capable of conversion. The above all weigh in favour of the proposed development.
- 6.15 While considered to be out of date, the development accords with Policies 2, 3 and 4 of the HDPF which encourage the redevelopment of previously developed land and the expansion of settlements outside of built up area boundaries where the level of expansion is appropriate to the scale and function of the settlement type. The development would also accord with Policy 26 in this regard, as the proposal would enable the sustainable development of a rural area.

- 6.16 The NPPF states that isolated homes should be avoided unless the development meets one or more criteria from Paragraph 84. Paragraph 84c is the most relevant to this application, with the development utilising an existing redundant barn. The existing building is discreetly located and is not clearly visible or prominent from public vantage points. The building has a typical appearance with natural external materials which is commonly found in such locations, which would be fully retained as part of the proposals. In addition, the proposals include landscaping enhancements which would result in a marked improvement to the setting of the host building and site.
- 6.17 It is noted that there are a number of other recent decisions that have granted residential developments outside of the defined built-up areas in other parts of the District. Examples include reference numbers DC/22/0495 and DC/22/2250 which each sought permission for 1no dwelling and were granted at appeal in August 2023 and March 2024 respectively and; DC/23/2278 which sought permission for 8no dwellings and was granted by the Council's planning committee in April 2024.
- 6.18 A very recent appeal decision issued in October 2025 under planning reference DC/24/1486, granted permission for a new build dwelling approximately 2 miles away from the closest built-up area boundary. Within the appeal decision the Inspector states that:
- "27. The proposed dwelling would be in a location that is not considered suitable when assessed against the relevant HDPF and NP policies. The site lacks close proximity to a wide range of essential services and facilities. Although there are some opportunities for travel by means other than private car, reliance on car journeys is likely to be significant. In these respects, the proposal would conflict with key development plan policies.*
- 28. Balanced against the harm are a number of benefits. The overall housing supply remains significantly deficient, and the provision of an additional dwelling would make a meaningful contribution to addressing this shortfall. The Framework recognises that small sites can make an important contribution to housing supply and are often built out quickly. There would also be modest economic benefits during construction and through local spending, as well as a small contribution to housing diversity. While the scale of these benefits is modest given that only one dwelling is proposed, in the context of current housing pressures, even a single additional home represents a valuable and positive contribution.*

29. *Taking all matters into account, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Consequently, the proposal benefits from the presumption in favour of sustainable development as defined in paragraph 11d of the Framework.”*

6.19 Other recent examples of permitted dwellings outside of a defined built-up area can be seen under planning reference DC/24/1887, which granted outline planning consent for 2no detached dwellings in December 2025; reference DC/25/1831, which granted outline planning consent for 1no dwelling in March 2026; reference DC/25/0895, which granted full planning consent for 1no dwelling at appeal in March 2026 (Appeal Reference APP/Z3825/W/25/3375774); reference DC/24/1888, which granted outline planning consent for 2no detached dwellings at appeal in June 2026 (Appeal Reference 6004865) and; reference DC/26/0735 which granted Permission in Principle (PIP) for 3no dwellings in July 2026.

6.20 Further, there are multiple examples of permitted applications for the conversion of existing buildings to dwellings which include reference numbers: DC/23/0627 which sought permission for the conversion of stables and was granted at appeal in December 2024; DC/21/0501 and DC/24/1710, each of which sought permission for the conversion of existing buildings to form 1no dwelling and were both granted under delegated powers by the Council in January 2025; DC/23/1023, which sought permission for the conversion of an existing barn building to form 1no dwelling and was granted under delegated powers by the Council in March 2025; DC/25/1223, which sought permission for the conversion of an existing garage to form 1no dwelling and was granted under delegated powers by the Council in October 2025; DC/25/0968, which sought permission for the conversion of an existing barn building to form 1no dwelling and was granted under delegated powers by the Council in November 2025; DC/25/1994, which sought permission for the conversion of an existing cattery building to form 1no dwelling and was granted under delegated powers by the Council in April 2026 and; DC/25/1968, which sought permission for the conversion of an existing stable building to form 1no dwelling and was granted under delegated powers by the Council in July 2026.

6.21 While it is acknowledged that every application and site context should be considered on its own merits, taking into account the current situation of the Council in terms of its 5-year housing supply and the above examples, there is an expectation that a consistent approach is applied to decision making.

- 6.22 It is highlighted that the above permitted dwellings were located outside of any defined built-up areas. The above examples clearly show that notwithstanding the distances to the respective settlement boundaries, these boundaries are now considered to be out of date given the lack of 5-year housing supply. As such, the tilted balance is engaged and the principle of residential development in this location is acceptable.
- 6.23 This position is referenced at paragraph 6.6 above and confirmed by the Inspector within the appeal decision in relation to application reference DC/22/0495, which states “I have attached limited weight to the conflict with HDPF Policy 26 in respect of development outside of built-up area boundaries. The housing shortfall dictates that those boundaries are out of date. I consider that some weight can still be given to the strategy set out within HDPF Policy 2, in terms of the general locations of new development, but the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse planning permission”.
- 6.24 Notwithstanding this viewpoint, given that the site adjoins a defined built-up area, it is considered that the proposal would accord with criterion 4 of Policy 26 of the HDPF, as it would enable the sustainable development of rural areas. This would be the case for this application site, with the application seeking the conversion of an existing building, and future occupiers having access to a range of facilities and services, similar to that of existing neighbouring residential properties within the vicinity.
- 6.25 The housing supply position of the Council is deficient. 1no additional dwelling would contribute towards the much-needed supply of dwellings. Small sites can often be built out relatively quickly. There would be economic benefits arising from construction and spend in the local economy. The provision of 1no dwelling, in the context of the current circumstances, would be valuable.
- 6.26 In summary, given the lack of a 5-year housing supply, the location of the site adjoining a defined built-up area and public transport links, relevant recent examples of housing developments permitted outside of settlement boundaries, including the conversion of existing rural buildings, and the resulting landscape enhancement that the development would achieve, the principle of residential development is therefore acceptable.

Design, Appearance, and Impact on the Setting

- 6.27 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.
- 6.28 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.29 As set out above, the proposals have been developed and formulated with regard to the existing context of the building and site and have sought to retain the character of the building, as well as enhance its setting.
- 6.30 As detailed within the submitted plans, the overall form, external appearance and materials making up the walls and roof of the host building would be retained. The building is considered to be suitable for conversion, with no external alterations proposed. Overall, the existing features of the building would be retained and enhanced, ensuring that the character of the resulting dwelling remains as existing, resulting in an appropriate appearance within this setting.
- 6.31 The development would not encroach beyond the existing footprint of the building, with a proposed landscaping scheme submitted resulting in a marked enhancement of the setting of the building and limiting any impact on the countryside location. The existing building is discreetly located, and as such, is not clearly visible from public vantage points.
- 6.32 Therefore, it is considered that given the resulting design of the conversion, the fact that the existing character of the building would be preserved and the landscape enhancements, the proposed dwelling would not appear as a prominent or alien feature within this setting.

- 6.33 The proposal is considered to relate well to its surroundings and is considered to result in an enhancement to the site and surroundings. Given the sensitive conversion and overall appearance and scale of the building which would be retained, it is viewed that the proposed residential use of the site would not detract from the landscape character.
- 6.34 In addition to the landscaping proposals submitted, the applicant is also happy to provide additional planting and is willing to accept a landscaping condition as part of any permission if the Council deems this to be necessary.
- 6.35 The proposed development would result in a development of high quality, and would appropriately reflect the character and visual amenities of the setting. This is further highlighted by the fact that the existing site already has a hardstanding / parking area, and there is no requirement or need to add any associated residential paraphernalia to the site. Indeed, it is highlighted again that the site is already in a residential use, and therefore the conversion of the application building to a single dwelling would not result in an alien feature in this location or create a use which would be harmful in this context.
- 6.36 Overall, the proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 30, 32 and 33 of the HDPF.

Neighbouring Amenity and Environment for Future Occupiers

- 6.37 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.38 Given the relationship of the proposed dwelling, as indicated on the site plans provided, with neighbouring properties, it is considered that the proposals would not have a detrimental impact in terms of overlooking, overbearing effect or loss of light to neighbouring residential properties. In addition, it is contended that there would be no significant issues in terms of harmful noise or disturbance generated as a result of the proposed development, beyond that of the existing use of the site. The proposed dwelling would be of an appropriate size and would comply with national space standards and appropriate external amenity space would also be provided for future occupiers.
- 6.39 Overall, the proposed development would not result in demonstrable harm to neighbouring amenity and would therefore be in accordance with Policy 33 of the HDPF.

Parking and Highways

- 6.40 Policies 40 and 41 of the Horsham District Planning Framework relate to transport and parking, and state that more transport choice including community transport where appropriate will be encouraged, as well as a reduction in private car use and greater accessibility to more sustainable modes of transport.
- 6.41 The district has a good rail network so the increased use of stations will be encouraged through better pedestrian and cycle links. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- 6.42 As detailed within the submitted plans, the proposed dwelling would be served by an existing access point on to New Hall Lane. The access is of an appropriate width, and given that New Hall Lane is a private road, there would be no issues in terms of highway safety, and the provision of 1no dwelling would not result in a marked increase in trips to and from the site which would be detrimental to the function of the highway network.
- 6.43 Sufficient space for vehicle parking would be available on site, and overall, the proposals would be acceptable in this regard.

Ecological and Biodiversity Considerations / Enhancements

- 6.44 Policy 31 of the HDPF states that –
- “Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks”.
- 6.45 The application is supported by a detailed Bat Roost Potential Report and a Bat Emergence Survey Report. The Bat Emergence Survey Report states that no bats were observed emerging from the application building and that no further surveys are required, with mitigation and enhancement measures also proposed.

- 6.46 In addition, given that the proposals would not encroach beyond the existing footprint of the building, it is viewed that there would be no detrimental impact on existing trees, or on other habitats or species, in accordance with Policy 31 of the HDPF.

7. Summary and Conclusion

- 7.1 Overall, given the position of the Council with regard to its 5-year housing supply, the location of the site which adjoins a defined built-up area and the short distance to services and public transport links to larger settlements, the use of an existing and established building and recent decisions relating to residential development outside of built-up areas, the proposal represents an appropriate form of development, resulting in the sustainable development of this rural location.
- 7.2 The proposals for 1no dwelling would be commensurate with the prevailing character of the vicinity and there would be no detrimental impact on the rural location, resulting in an overall enhancement of the site and the setting of the host building. The proposals would also be acceptable when considered against all other material matters, as detailed within this statement and supporting information.
- 7.3 There are no adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits of an additional dwelling when assessed against the policies in the NPPF taken as a whole. As a result, the presumption in favour of sustainable development should be applied and Paragraph 11(d) indicates that permission should be granted.
- 7.4 As such, while now considered to be out of date, the proposals would be in accordance with Policies 2, 4, 25, 26, 31, 32 and 33 of the HDPF and therefore the Local Planning Authority is respectfully requested to grant planning permission accordingly.