

PLANNING STATEMENT

Great Frenches



Address - Great Frenches Barn, Snow Hill, Crawley Down, RH10 3EE

Applicant - Mr E. Challis

Date – March 2025

Proposal

Prior Approval for the conversion of a single-storey agricultural barn to a single-storey dwelling under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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1-Introduction

1.1 - Hapa Architect have been instructed by the applicant to submit a prior approval application to Mid Sussex Council, to determine whether the prior approval of the Local Planning Authority is required in respect of the conversion of an agricultural building to a dwellinghouse (use class C3), under The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

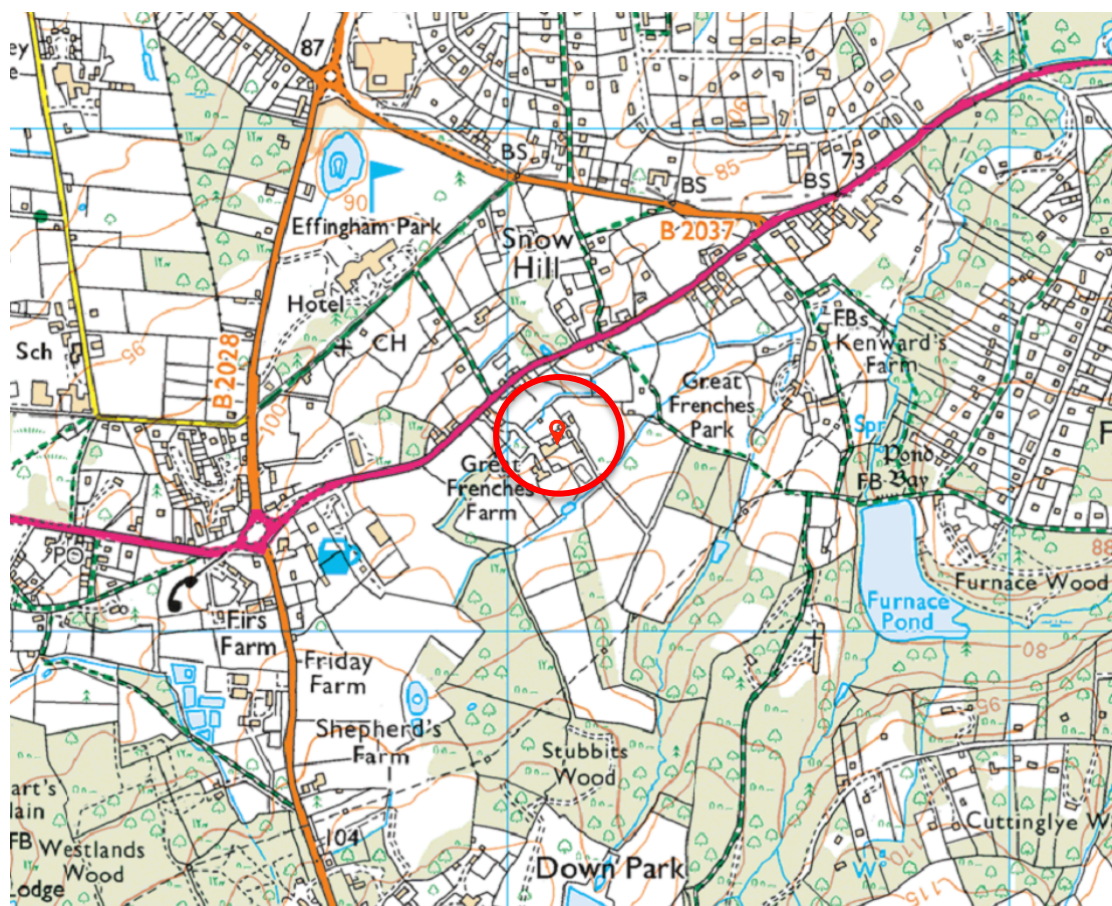
1.2 - This statement includes a description of the site an, an explanation of the proposed conversion, and confirmation that the conversion as proposed complies with the legislation set out in the General Permitted Development Order.



Front elevation of proposed Piggery to be converted

2- Site and Surroundings

2.1- The application site is situated within The Snow Hill area and lies in the strategic gap between Crawley and East Grinstead.



2.2- The site is known as Great Frenches – it is set in 47 acres and is accessed from Snow Hill (A264) via a private access Road. The private road serves several properties including Great Frenches.

2.3- There are several buildings within the site which consist of dwellings and agricultural barns.

2.4- The site is within Flood Zone 1 (FZ1) which has the lowest risk of potential for flooding.

2.5- The existing Piggery which we are proposing to convert into a dwelling is enclosed on 3 sides with walls of brickwork, blockwork and timber cladding. The roof overhangs to the front support by steel columns. The existing structure is robust, and sound as established through a structural report accompanying this prior approval application. The foundation consists of a concrete slab floor and load bearing blockwork walls supporting a dual-pitched roof.



Image 1- Existing South West facing elevation of Piggery (front)



Image 2. Existing South East facing elevation (side)



Image 3- Existing North East facing elevation (rear)



Image 4- Existing internal photograph showing a typical pig pen

3- Development Proposal

3.1- Prior Approval is sought for the conversion of the agricultural building to one self-contained dwelling (use class C3) under Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.2- The gross external area (GEA) of the barn measures 146 sqm with a gross internal area (GIA) of 130sqm. There are no proposed extensions to the building, nor will any new floor area be created internally. The proposed layout would comprise three bedrooms, bathrooms and an open plan living, dining and kitchen area.

3.3- Externally, the main structure of the barn would remain largely unchanged. Minor alterations include adding glazing on the front entrance elevation to enclose the building, supported by the existing structural steel posts. The use of glazing has significant benefit to the outlook and natural light for future residents. This elevation will also feature an entrance door. Additional windows on the rear elevation are proposed to ensure ample sunlight and daylight reach all habitable rooms. Internally, partition walls will be added as needed.

3.4 - Parking will be situated near the proposed dwelling, vehicular entrance will be from Snow Hill via a private access road. The proposed sqm curtilage for the barn is located to the front and rear within the existing agricultural curtilage and will primarily serve as a garden and amenity space for the dwelling. This curtilage would be no larger than the land area occupied by the barn.

3.5 – Please see proposed drawing AL-100 & 200 for proposed and existing layouts

4- Planning Context

4.1 – We have reviewed previous planning applications available to view on the local planning authority’s public register- these include the following:

Approved Application- 10/03442/FUL

Address - Great Frenches Farmhouse Snow Hill Crawley Down Crawley West Sussex RH10 3EE

Proposal - Conversion of derelict barn to dwelling with associated extension

5- Class Q Legislation

5.1 - The proposed conversion of an agricultural building to dwelling house wholly complies with the conditions and limitations as set out in Class Q

5.2 - An assessment of the proposal against each of the criteria in Class Q is set out as follows:

Q. The change of use from existing Agricultural unit (formally a piggery) Development consisting of

(a) a change of use of

(i) a building that is part of an established agricultural unit and any land within that building’s curtilage, or

(ii) a former agricultural building that was (but is no longer) part

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

Q.1(a) The building was used solely for agricultural purposes as part of an established agricultural unit before 24 July 2023. The barn (known as the piggery) was used for the breeding of pigs.

Q.1(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order does not exceeds 465 square metres

Q.1(d) We can confirm that we are proposing 1 dwelling unit and cumulative number of separate dwelling houses does not exceed 1000m2 (only 1 unit at 150m2)

Q.1(e) The site is not occupied under an agricultural tenancy

Q.1(h) the development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point. – We consider the external dimension to be roof including the overhang.

Q.1(i) No additional extensions are proposed

Q.1(J) The conversion of the barn would only consist of the following building operations:

- Installation of windows, doors, exterior walls, water, drainage and services to reasonably necessary for the building to function as a dwelling house.
- Partial demolition to the extent reasonably necessary to carry out building operations – the conversion will require sections of existing internal walls to be removed to allow for new internal layout.

Q.1(K) The Piggery is not in article 2(3) land.

Q.1(L) The Piggery does not forms part of:

- (i) a site of special scientific interest;
- (ii) a safety hazard area.
- (iii) a military explosives storage area

Q.1(M) the site is not or contain a scheduled monument

Q.1(N) the building is not a listed building.

Q.1(O) the building is when converted to a dwelling would comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.

Q.1(P) The site has suitable existing access to a public highway - benefits from an existing access from Snow Hill, which is suitable for residential use, and no significant impact on the highway network is anticipated.

Conditions

Q2. (1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development.

- a. **transport and highways impact of the development** – the proposed dwelling house will be accessed from Snow Hill (A264) via a private access Road
- b. **noise impacts of the development-** There are no existing activities on site which could affect the proposed dwelling – a small holding may have minor noise impacts that could affect the proposed residential dwelling. Sources of noise may include small farm machinery, tractors etc
- c. **contamination risks on the site** – Following on from walkover of the building and local site, we can confirm that the only potential contamination risk would have been Livestock Waste when it was used a piggery. The existing building shows no signs for asbestos products – the roof was replaced with metal one some years ago.
- d. **flooding risks on the site** – the site is not located within a Flood Zone 1, and there are no known flood risks affecting the development.
- e. **whether the location or siting of the building makes it otherwise impractical or undesirable or the building to change from agricultural use to a use falling within Class C3** – The proposed dwelling is located in an accessible rural location, with existing infrastructure and services available to support residential use. The proposed dwelling is located at to the entrance to the site – away from other activities. There is an area to the front a rear from external garden space and parking to the side.

- f. **the design or external appearance of the building-** The conversion will maintain the agricultural character of the building while incorporating high-quality materials to ensure a sympathetic and visually appropriate design.
- Wall - cladding the existing blockwork in timber horizontal boards
 - Windows and door – decorated timber double glazed units
 - Roof – as existing metal sheeting
- g. **the provision of adequate natural light in all habitable rooms of the dwellinghouses** – All room will have openable windows providing natural ventilation and natural light

6- Conclusion

This proposal has been carefully assessed in accordance with the relevant provisions of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) and complies with all criteria. Therefore we respectfully request that the Local Planning Authority grant prior approval for the proposed development.