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For Official use

App No:

Date Rec:

Fee:

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

527675

Northing (y)

119096

Description

Applicant Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Harvey

Company Name

Address

Address line 1

Farthings

Address line 2

Newhouse Farm

Address line 3

Cuckfield Road

Town/City

Hurstpierpoint

County

West Sussex

Country

United Kingdom

Postcode

BN6 9LL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Holmes

Company Name

Batcheller Monkhouse

Address

Address line 1

Stratton House

Address line 2

57 Lower Street

Address line 3

Station Road

Town/City

Pulborough

County

Country

United Kingdom

Postcode

RH20 2AZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version. Otherwise you should continue through this application, which is based on the current legislation as amended.

- ☒ **I/We confirm that this application will use the permitted development right as it stood prior to 21 May 2024.** In confirming this, I/we understand that:
- The application must be received by the local authority by 20 May 2025 (the payment process on Planning Portal must be completed before the application will be submitted).
 - The [supplementary information template](#) covering the pre-21 May 2024 eligibility criteria and information requirements must be downloaded, completed and attached as a supporting document.
 - Failure to do either of the above could result in application being refused without the fee being refunded.

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

- ☐ Yes
☒ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

- ☐ Yes
☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

Prior Notification application for the change of use of a building from agricultural use to residential (C3) with associated operational development

The barn within the application site lies to the south of Northend Lane. It has a footprint of 182.93m² and is located approximately 410m north-west of the farmstead of Newhouse Farm.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Please see supporting plans. All habitable rooms have adequate natural light within the proposed dwellinghouse

Will the building(s) be extended as part of the proposed development

- ☐ Yes
☒ No

NOTE: If using the transitional provision to benefit from the permitted development rights as they stood prior to 21 May 2024, then extensions are not permitted, and you should answer 'No'.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

- ☒ Yes
☐ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The proposed materials are shown on the supporting drawings and would comprise of the following;

- Plain roof tiles with decorative banding to match existing
- Black rainwater goods
- Timber feather-edge boarding
- Black PPC slimline aluminium framed DG screen to wagon door opening.
- Hardwood timber casement DG windows
- Brickwork plinth as existing.

All windows, doors, cladding and roof materials would sit within the existing building envelope.

The curtilage for the new dwelling would be located to the east and west of the building and would be similar to the the footprint of the building. It is envisaged that the curtilage will be enclosed by the existing hedging.

There will be a small area of hardstanding to the south of the barn adjacent to the track where vehicles can park.

Please provide details of any transport and highways impacts and how these will be mitigated:

The site is accessed via an existing entrance with good visibility in either direction. A review of www.crashmap.co.uk shows no reported incidents on the road attributed to the use of the access over the last 24 year period (appendix d f submitted report).

The existing access is shared with the applicant's sister who owns the adjoining fields under land registry reference WSX318126. The driveway and access by Pellings Barn is owned by the farm and is used for agricultural use only to give access to the rest of the farm at Coombe and Berrylands.

The addition of a new dwelling to the site will not result in a material change increase or a material change in the character of traffic in the vicinity of the site.

Although, the prior notification process does not enable parking provision to be considered, for the planning authority's information car parking for the proposed dwelling will be located to the south of the plot adjacent to the existing driveway.

Please provide details of any noise impacts and how these will be mitigated:

The addition of a dwelling to the site will not cause a significant increase in noise generated from the site.

Please provide details of any contamination risks and how these will be mitigated:

There are no known contamination risks on site.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The application site is located within flood zone 1

The application site is at risk from surface water flooding. As such this application is supported by a Flood Risk Assessment. All plans demonstrate how flood risk is mitigated. This is also summarised within the supporting planning statement.

Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Daniel Holmes

Date

28/11/2024