

Planning, Heritage, and History Statement

In Support of a Retrospective Application for Regularisation

Site Location: Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common

Planning Application Reference: DM/25/1857

1. Executive Summary and Purpose of Submission

1.1 Development Description

This supplementary statement supports the active running retrospective planning application under reference **DM/25/1857**. Regularisation and formal planning approval are sought for the following developments and operations:

- **Retrospective Change of Use:** Conversion of a defined parcel of agricultural land to residential garden land.
- **Retrospective Change of Use of Buildings:** Conversion of the barn (**Structure 2**), workshop (**Structure 3**), and tractor store (**Structure 6**) to residential ancillary accommodation.
- **Retrospective Operational Development:** Physical extensions and alterations, including a single-storey link building connecting the barn to the stable building/workshop, the construction of a two-storey gable porch, and external alterations including the installation of extensive glazing and fenestration.
- **Proposed Operational Development:** Erection of a timber post-and-rail fence to establish a clear, permanent boundary between the redefined residential garden curtilage and the remaining agricultural land.

1.2 Context and Background to the Unauthorised Works

The completed works were carried out over a multi-year period under an honest but mistaken understanding of Permitted Development rights and site boundaries. At the time of the initial works, the applicant believed that the domestic residential curtilage legitimately extended to the eastern boundary of the barn and that the surrounding outbuildings already possessed lawful ancillary residential status.

Furthermore, the tractor store was constructed in the belief that it constituted a structure reasonably necessary for agriculture, without the understanding that a prior notification or formal application was required. Similarly, the minor raised vegetable beds were installed under the assumption that their temporary, non-permanent nature exempted them from formal planning control.

The physical alterations—including the link extension, gable porch, and new fenestration—were regrettably executed following incorrect third-party professional advice, which incorrectly asserted that the works did not require express planning permission.

1.3 Purpose of this Supplementary Statement

Following an initial enforcement notification, the applicant has acted immediately, transparently, and cooperatively to remedy all breaches. A previous retrospective application successfully regularised the tractor store, raised vegetable beds, agricultural parking, and associated pathways as lawful agricultural assets.

Subsequent procedural routes were explored in close consultation with the Local Planning Authority (LPA). A Certificate of Lawful Development (CLD) application regarding the barn and workshop uses was proactively withdrawn following advice from the Case Officer that a Full Planning application would be the correct regularisation mechanism. A subsequent Change of Use application encountered procedural adjustments regarding the inclusion of a greenhouse structure on agricultural land.

Following direct guidance from the current Planning Case Officer, the greenhouse element has been omitted, to address the council's concerns. Because the underlying application forms and historical core descriptions on the planning portal still reference the earlier wider Change of Use intent, this supplementary document has been specifically requested by the planner.

The explicit purpose of this statement is to clear up any procedural confusion, establish the definitive baseline history, and provide the precise planning justification for the exact items listed in **Section 1.1** of this report.

2. Site Context & Historical Background

2.1 Site Ownership History

The application site was acquired by the current applicant in **April 2016** from **Hickstead Farming Ltd**, who had previously purchased the land from the **South of England Agricultural Society**.

2.2 Baseline Site Layout and Configuration

At the time of purchase in 2016, the site comprised a nucleated group of four distinct structures arranged in a clear rectangular courtyard formation:

- **The Dwelling (Structure 1):** Positioned to the **north** of the group, functioning as the primary residential dwelling (bungalow).
- **The Barn (Structure 2):** Positioned to the **east** of the courtyard group.
- **The Workshop (Structure 3):** Positioned to the **south** of the courtyard group.
- **The Outbuilding (Structure 4):** Positioned to the **west** of the courtyard group.

The central area enclosed by these four buildings consisted entirely of a **gravel driveway**, which provided vehicular access to the site via the southern boundary, positioned between the workshop (**Structure 3**) and the outbuilding (**Structure 4**). The primary residential garden land is situated to the **north and west** of the building cluster.

2.3 Baseline Use Classes (Pre-Works Condition)

While the bungalow (**Structure 1**) served as the main residence, the surrounding barn, workshop, and outbuilding were fully established in an **ancillary domestic capacity** (Class C3 use). Their specific baseline functions were as follows:

- **The Barn (Structure 2):** Utilised as an ancillary home gym, alongside the domestic storage of garden furniture and building maintenance equipment.
- **The Workshop (Structure 3):** Utilised primarily as a domestic garage for vehicle storage.
- **The Outbuilding (Structure 4):** Utilised for ancillary domestic storage and as a garden workshop.

2.4 Historic Boundary Treatments

The historic curtilage and domestic gardens were clearly defined and enclosed by a mix of traditional boundary treatments, including:

- Post and rail timber fencing.
- Close-boarded timber fencing.
- Established native hedge species and formal yew hedging.
- A traditional regional flint wall boundary.

2.5 Historic Materials and Physical Appearance

To establish a clear physical baseline of the site prior to the regularisation works, the architectural forms and materials of the baseline structures are detailed below:

- **The Dwelling (Structure 1):** The primary residence comprises a single-storey detached bungalow dating mid-20th century (circa 1960). The elevations feature a visually distinct and

high-quality material palette consisting of a traditional mixture of brickwork, regional flint stone walling, and external render.

- **The Barn (Structure 2):** This structure features a traditional timber-frame construction set upon a brick plinth course. The external elevations consist of render infill panels between the exposed timber framing, set beneath a traditional clay-tile hipped roof.
- **The Workshop (Structure 3):** This single-storey structure comprises a traditional timber-frame construction. The northern, eastern, and western elevations are clad in timber weatherboarding, while the southern elevation features a structural flintwork wall detailed with traditional brick buttresses. The building is set beneath a sympathetic hipped tiled roof.
- **The Outbuilding (Structure 4):** This structure is a single-storey ancillary building featuring traditional timber weatherboarded elevations combined with regional flintwork and decorative brick detailing.

2.6 Heritage Assessment and Impact on Local Character

2.6.1 Identification as Non-Designated Heritage Assets

While the application site does not fall within a designated Conservation Area and none of the structures are statutory Listed Buildings, it is acknowledged that the older agricultural structures —specifically the Barn (**Structure 2**) and the Workshop (Structure 3)—hold localised vernacular value. Accordingly, these specific structures are treated with design sensitivity as Non-Designated Heritage Assets (NDHAs) in line with **Paragraph 216 of the National Planning Policy Framework (NPPF)**.

2.6.2 Operational Development and Material Alterations

The retrospective works have adapted the buildings for ancillary domestic use. While the core historic timber and masonry frames remain intact, the physical changes to the structures are explicitly detailed below:

- **The Barn (Structure 2):** The primary clay-tile hipped roof, timber framing, brick plinth, and original external render panels remain unchanged and fully preserved. To facilitate the ancillary domestic use, a significant volume of modern glazing has been introduced, concentrated predominantly on the northern elevation.
- **The Two-Storey Gable Porch:** This is an entirely new architectural entity. It introduces a distinct vertical element to the cluster, designed with a traditional gabled roof form to reference regional rural cart-lodges.
- **The Link Extension and Material Harmonisation:** The single-storey link building is highly sensitive and subservient, sitting below the eaves lines to ensure the original distinct roof profiles remain legible. It utilises a matching material palette. To create a cohesive visual flow between the buildings, the previous weatherboarding on the northern elevation of the link was removed, and replaced with rendered panels designed to match the historic panels of the adjacent Barn.
- **The Outbuilding (Structure 4):** In a similar move to unify the courtyard's appearance, the previous external timber weatherboarding on this structure has been removed, and the elevations have been finished in matching render.

2.6.3 Courtyard Landscaping and Relocated Access

The central courtyard space has undergone a transition from its agricultural layout to a formal domestic environment:

- **Domestic Landscaping Features:** The central yard has been altered through both hard and soft landscaping. This includes managed changes in ground levels, the installation of a decorative shell fountain, and the creation of a formal boules court. The central courtyard space has not been infilled or blocked.
- **Relocated Site Access:** The primary vehicular access point has been permanently relocated to the extreme west of the site. It is vital to note that this specific infrastructural change was subject to a separate, formal planning procedure and was explicitly **granted planning permission by the Council under reference DM/22/3091**.

2.6.4 Addressing the Preservation of the Farmstead Setting (Ancillary Use)

It is understood from the Conservation Officer's site visit that a primary heritage concern is the potential risk of the Barn or the courtyard group being severed from the main bungalow and sold as an independent residential identity, which would permanently harm the historic farmstead setting through artificial subdivision.

The applicant wishes to provide absolute reassurance on this matter:

- **Strictly Ancillary Intent:** The barn, stable, and outbuildings are explicitly sought for **ancillary domestic accommodation** to the primary residence (Structure 1). They are designed to function dependably alongside the main bungalow, sharing utility infrastructure, domestic amenity spaces, and the newly permitted western access.
- **Acceptance of Planning Conditions:** To fully alleviate the Council's concerns regarding site division, the applicant is entirely willing to accept a robust, standard planning condition explicitly tying the courtyard buildings to the main dwelling (e.g., *"The vocabulary of accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Structure 1"*).

2.6.5 Legal Protections Against Site Fragmentation

To provide a layer of protection beyond standard planning conditions, the applicant has two concrete legal mechanisms that make it legally impossible for the site to be broken up:

- **Willingness to Enter a Section 106 Agreement:** The applicant is fully prepared to enter into a **Section 106 Legal Agreement** with the Council. This planning obligation would legally restrict the property from being subdivided or sold separately from Shepherds Cottage (Structure 1), binding all future owners of the land.
- **Existing Private Legal Covenant:** Furthermore, a binding private legal agreement is already attached to the title of the land from the 2016 purchase. This covenant dictates that in the event the applicant wishes to sell the property, it **must be offered back as a single, unbroken whole to Hickstead Farming Ltd** (*Evidence of this clause is attached in Appendix A*).

2.7 Map Regression and Historic Farmstead Significance

To satisfy the request of the Planning and Conservation Officers, a formal map regression analysis was conducted using Ordnance Survey data from the National Library of Scotland (NLS). This evidence reveals a clear, phased evolution of the farmstead cluster from at least the mid-19th century onwards:

- **The 1874 Baseline Layout:** Ordnance Survey mapping from 1874 confirms that the application site was fully established as a functional agricultural footprint at this date, positioned immediately adjacent too **Longhovel Cottage**. The map reveals the following layout details:
 - *Surviving Historic Assets:* Both **the Barn (Structure 2)** on the eastern boundary and **the Workshop (Structure 3)** on the southern boundary are explicitly drawn, confirming they are historic vernacular structures of significant age (minimum late-Victorian core).
 - *The Lost Residential Core:* The 1874 map shows that the primary dwelling was *not* the current 1960s bungalow. Instead, a long, rectangular historic building occupied the western axis. The narrow end of this original structure formed the exact footprint of what is now **the Outbuilding (Structure 4)**, extending northwards to the current front building line of the bungalow, with a distinct square dog-leg extension projecting to the west.
- **The 20th-Century Transition (The Mixed-Age Character):** In the mid-20th century (circa 1960), the site underwent a major modernisation phase. The original western rectangular cottage was largely cleared or adapted, and the current detached brick bungalow (**Structure 1**) was constructed further to the north. **Structure 4 (the Outbuilding)** was retained or rebuilt on the southern stub-footprint of that original historic range, maintaining the historic boundary wall alignment.
- **The "Regular Courtyard" Typology:** This map regression proves that despite the 20th-century demolition and construction of the bungalow, the development has carefully maintained its historic **"Regular Courtyard" farmstead arrangement** for over 150 years. The four building positions still respect the exact rectangular, inward-facing courtyard footprint established in the 19th century.
- **Heritage Weight and Planning Balance:** The site holds **moderate localised value as a Non-Designated Heritage Asset (NDHA)** because its structural courtyard layout has remained unbroken since at least 1874. The retrospective alterations (such as the single-storey link and the render panel harmonisation) do not destroy a pristine historic environment; rather, they represent the latest chapter in a long history of structural adaptation on this living farmstead site. By locking these elements into a single ancillary domestic use, the original historic frames of the 1874 Barn and Workshop are fully protected and maintained for the future.

3. Site Acquisition and Physical Alterations Timeline

3.1 Chronology of Land Ownership and Site Merging

To clarify how the separate historic titles of **Shepherds Cottage** and **Longhovel Cottages** came to interact, the applicant's site acquisition and land assembly timeline is detailed below:

- **1874 Historical Baseline:** First-edition Ordnance Survey records show the site operating as a unified agricultural regular courtyard farmstead outpost. The neighbouring property is explicitly identified on this 1874 map as **Longhovel Cottage**, establishing the deep historical relationship between the two land parcels. It is identified as **Longhovel Cottages** on the 1896 Map.
- **April 2016 – Acquisition of Shepherds Cottage:** The applicant purchased Shepherds Cottage from **Hickstead Farming Ltd** (who had originally acquired it from the **South of England Agricultural Society**). At this stage, the property consisted of the primary 1960s bungalow (**Structure 1**) and the three surrounding outbuildings.
- **April 2016 – Acquisition of Longhovel Cottages:** The applicant subsequently purchased the neighbouring historic property known as Longhovel Cottages. This acquisition brought the two adjoining plots under a single, unified ownership.
- **Post-Acquisition Integration:** Following the purchase of Longhovel Cottages, the historical boundary lines between the two properties were adjusted. This consolidation allowed for the relocation of the primary vehicular access to the extreme west of the site (subsequently regularised under **DM/22/3091**), moving domestic vehicle traffic completely away from the historic 1874 core cluster.

3.2 Chronology of Physical Alterations and Regularisation Matrix

Year / Date	Location / Structure	Description of Physical Works	How Works Were Executed / Authorised	Associated Planning
1874	Core Farmstead Cluster	The Barn (Structure 2) and Workshop (Structure 3) are fully established. A long rectangular cottage sits on the western boundary axis. The neighboring site is named	Historically established as a late-Victorian "Regular Courtyard" farmstead outpost.	Historical OS Map Regression
Circa 1960	Northern Axis & Western	Demolition of the original western cottage range. Erection of the current bungalow (Structure 1) further north. Retaining Structure 4 as an outbuilding on the	Executed as mid-20th-century modernisation and residential transition.	Mid-20th Century Records
1992	Full Site	Historical planning assessment defining site limits and layout.	Determined under historical council planning file.	HP/025/92
2004–2005	Site Boundary	Operational developments under previous agricultural ownership.	Full planning permissions sought and determined by the Council.	04/03001/FUL 05/00422/FUL
2017–Present	Courtyard Outbuildings	Physical insertion of modern glazing (Barn's northern elevation), construction of the two-storey gable porch, removal of weatherboarding to install matching render panels on the link and outbuilding, and installation of	Progressing incrementally since 2017. Executed as long-term, high-quality site improvements following incorrect third-party professional	DM/25/1857 (Current Active Running Case)
2022	Western Boundary	Relocation of the primary vehicular driveway access position to the extreme west of the combined site, including a new boundary wall, gate posts, and gates.	Executed as operational development to improve site access and highway safety across the merged land parcel.	DM/22/3091 (Approved)
2022	Agricultural Acreage	Construction of a new external shed structure to house a tractor and associated agricultural machinery, alongside the laying of hardstanding to an existing	Erected to support the ongoing agricultural maintenance of the land. Granted formal retrospective	DM/22/2974 (Approved)

To provide the Local Planning Authority with absolute visual clarity regarding this phased development, a complete evolutionary sequence of architectural drawings—mapping the site from its unaltered 2016 baseline through to its current configuration—is provided in **Appendix C** of this statement.

4. Planning Policy Justification

4.1 Principle of Development: Re-Use of Rural Buildings

The retrospective change of use and physical alteration of the Barn (**Structure 2**), Workshop (**Structure 3**), and Outbuilding (**Structure 4**) to residential ancillary accommodation aligns fully with local and national policies concerning the conversion and re-use of redundant rural buildings.

- **Asset Preservation:** Converting these traditional buildings to ancillary residential use provides them with a viable long-term function. This ensures their ongoing structural maintenance, safeguarding their architectural merit as Non-Designated Heritage Assets from neglect and decay.
- **No Material Harm to Countryside Character:** The physical works are concentrated entirely within a tightly clustered, pre-existing rectangular courtyard footprint. Because the buildings are already structurally sound and established on-site, their conversion requires no significant outward expansion into the open countryside, preserving the spatial integrity of the rural setting.

4.2 Impact on Landscape and Preventing Encroachment

A primary objective of local rural planning policy is to protect the countryside from visual intrusion and "suburban creep." The completed and proposed works successfully respect this objective:

- **Delineation of Curtilage:** The proposed timber post-and-rail fence establishes a definitive, permanent boundary between the regularised domestic garden land and the adjoining agricultural acreage. This physical barrier stops further outward domestic expansion, preventing encroachment into the wider rural landscape.
- **Sympathetic Boundary Material:** Unlike a suburban close-boarded fence or brick wall, a timber post-and-rail fence is an inherently rural, low-impact structure. It maintains long-distance visual permeability, ensuring the traditional courtyard group retains its open landscape connection.
- **Containment of Domestic Elements:** The domestic landscaping features, changes in level, boules court, and shell fountain are strictly confined within the central courtyard, masked from wider public view by the surrounding built forms.

4.3 Residential Amenity and Sustainable Access

The development functions smoothly without causing adverse impacts to neighbouring properties or the local highway network:

- **Protection of Amenity:** While modern glazing has been introduced to the northern elevation of the Barn, the building's spatial orientation and distance from neighbouring properties ensure that the works cause no material harm by way of overlooking, loss of privacy, or overbearing presence.
- **Lawful Infrastructure:** The primary access point serving the site is located at the extreme west boundary. This infrastructure is fully regularised and operating legally under approved planning permission **DM/22/3091**, ensuring safe vehicular ingress and egress.

4.4 Exemption from Statutory Biodiversity Net Gain (BNG)

As this submission constitutes a retrospective planning application made under Section 73A of the Town and Country Planning Act 1990 to regularise works commenced post-2016, the development is legally exempt from statutory Biodiversity Net Gain requirements. This aligns fully with the Biodiversity Gain Requirements (Exemptions) Regulations, which explicitly exclude Section 73A regularisation procedures from the mandatory 10% gain condition.

4.5 Environmental Baseline and Complete Nature of Works

The operational works and domestic landscaping alterations across the courtyard cluster are entirely complete, having progressed incrementally over a multi-year period since 2017. Because no further physical construction, demolition, or vegetation clearance is required to execute this development, there is no risk of future disturbance to local wildlife, protected species, or habitats. The baseline ecological condition of the site is effectively set by its current, finished domestic managed state. The proposed post-and-rail fencing represents the sole remaining piece of operational development. Because this fence utilizes a low-impact timber design, its installation will not impact the local environment, ensuring full compliance with local rural preservation policies.

5. Conclusion and Proposed Planning Conditions

To conclude this supplementary package, the applicant formally requests that the Local Planning Authority regularise the running application under reference **DM/25/1857**.

To fully satisfy the Council's concerns regarding the potential fragmentation of the historic farmstead, the applicant welcomes the imposition of the following standard planning conditions:

1. **Ancillary Use Restriction:** The residential accommodation hereby regularised within **Structures 2, 3, and 4** shall not be occupied at any time other than for purposes ancillary to the residential enjoyment of the primary dwelling known as Shepherds Cottage (**Structure 1**), and shall not be sold, leased, or sub-let as a separate independent dwellinghouse.
2. **Boundary Completion:** The proposed timber post-and-rail fencing detailed on the accompanying site plans shall be erected within three months of the date of this permission to permanently define the residential garden boundary, and shall be retained as such thereafter.

Appendices

Appendix A: Legal Agreement Evidence

Note on Legal Weight: This private covenant dictates that in the event the applicant wishes to sell the property, it must be offered back as a single, unbroken whole to Hickstead Farming Ltd.

Combined with the applicant's offer to sign a statutory Section 106 agreement, this provides the Local Planning Authority with an absolute, foolproof guarantee against future site fragmentation.

HM Land Registry



Official copy
of register of
title

Title number WSX381658 Edition date 21.11.2019

- This official copy shows the entries on the register of title on 22 APR 2020 at 12:32:57.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Apr 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : MID SUSSEX

- (28.11.2000) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Shepherds Cottage, Twineham Lane, Twineham, Haywards Heath (RH17 5NP).
- (14.06.2016) The land has the benefit (to the extent mentioned in the Note below) of the legal easements granted by the Transfer dated 20 March 2016 referred to in the charges register but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE:-The easements granted in the Transfer are included in the registration only so far as they are capable of subsisting at law and are granted over the land comprised in WSX251254 and WSX252874.
- (14.06.2016) The Transfer dated 30 March 2016 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- (15.11.2016) PROPRIETOR: DAISY HENRIETTA DIANA HONEYBUNN of Shepherds Cottage, Twineham Lane, Twineham, Haywards Heath RH17 5NP.
- (15.11.2016) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- (16.07.2004) The land tinted pink on the title plan is subject to such

Title number WSX381658

C: Charges Register continued

restrictive covenants and easements as may have been imposed thereon before 15 September 2006 and are still subsisting and capable of being enforced.

- 2 (28.11.2000) An Agreement dated 16 April 1936 made between (1) Central Sussex Electricity Limited and (2) Captain F. D. Heath grants permission to place, maintain and use electric lines across certain land upon the terms therein mentioned.

NOTE: Copy filed under WSX251254.

- 3 (14.06.2016) An Agreement dated 10 May 1961 made between (1) South Eastern Electricity Board and (2) The Trustees of Lieutenant Colonel F.D. Heath grants permission to place, maintain and use electric lines across certain land upon the terms therein mentioned.

NOTE:-Copy filed under WSX251254.

- 4 (14.06.2016) A Transfer of the land in this title and other land dated 30 March 2016 made between (1) Hickstead Farming Limited and (2) Neil Winston Benson, Frank Nicholas Fraser Haddock and Jacqueline Margaret Haddock contains restrictive covenants.

NOTE: Copy filed.

- 5 (15.11.2016) UNILATERAL NOTICE in respect of a Pre-Emption Agreement dated 20 May 2016 made between (1) Daisy Henrietta Diana Honeybunn and (2) Edward Henry Douglas Bunn, Elizabeth Susan Patricia Bunn, John Benedict Philip Bunn, Chloe Margaret Alice Breen, Charles Henry Douglas Bunn, Hickstead Limited and Hickstead Farming Limited.

- 6 (15.11.2016) BENEFICIARY: Daisy Henrietta Diana Honeybunn of Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common, West Sussex RH17 5NP, Edward Henry Douglas Bunn of Westovers, London Road, Hickstead, West Sussex RH17 5NU, Elizabeth Susan Patricia Bunn of Stuccles Farmhouse, Twineham Lane, Sayers Common, West Sussex BN6 9JF, John Benedict Philip Bunn of Chequers, 10 Park Farm Cottage, Twineham Lane, Haywards Heath, West Sussex RH17 5NP, Chloe Margaret Alice Breen of Hickstead Place, London Road, Hickstead, Hickstead, West Sussex, RH17 5NU, Charles Henry Douglas Bunn of Cobbs Cottages, Stuccles Farm, Twineham Lane, Sayers Common, West Sussex BN6 9JF, Hickstead Limited and Hickstead Farming Limited of The All England Jumping Course, Hickstead, Haywards Heath, West Sussex RH17 5NU.

End of register

Appendix B: Historical Photographic Evidence

- **Plate 1 (Pre-Works Courtyard):** Wide-angle photograph from April 2016 showing the original gravel courtyard layout, looking east toward the Barn before any glazing or link extension occurred.



- **Plate 2 (Pre-Works Elevations):** Detailed shots showing the original timber weatherboarding on the northern elevation of the workshop/stable and western outbuilding before their replacement with render panels.



- **Plate 3 (The Neighbouring Boundary):** Photographs showing the historical physical interaction between the curtilage of Shepherds Cottage and Long Hovell Cottages before the western access re-alignment took place (**DM/22/3091**).



Appendix C: Chronological Phase Drawings and Development Stages

To assist the Local Planning Authority, the architectural drawing suite has been organised chronologically below. This sequence maps the precise evolutionary stages of the site, tracking it from the baseline configuration through each incremental phase of development to the final regularisation proposal.

Stage 1: The 2016 Baseline Context (Unaltered Site)

This baseline stage establishes the exact physical and spatial layout of the property at the time of acquisition, before any unauthorised structural or landscaping interventions took place.

- **Drawing LVa2208.08.100 Rev A – Location and block plan class designation as understood by owner upon purchase 2017:** Maps the original boundaries and land class designations of the property at the point of acquisition, providing the baseline context for the wider site assembly.
- **Drawing LVa2208.03.102 – Barn before 2017 plans and elevations:** Illustrates the original layout and elevations of the Barn prior to any alterations, showing its baseline agricultural form.
- **Drawing LVa2208.03.103 – Workshop before 2017 plans and elevations:** Illustrates the baseline architectural plans and elevations of the Workshop structure prior to 2017, confirming its original traditional materials and form.

Stage 2: Phase 1 Operational Works (January 2017 – Post-2017)

This stage marks the initial period of incremental development, capturing the first unauthorised external alterations and structural modifications made to the original barn building.

- **Drawing LVa2208.03.104 Rev A – Barn January 2017 work, plans and elevations:** Details the initial phase of structural and external alterations carried out on the Barn structure in January 2017.
- **Drawing LVa2208.03.105 Rev A – Barn post 2017 plans and elevations:** Documents the completed layout and external appearance of the Barn structure following the conclusion of the post-2017 development phase.

Stage 3: Phase 2 Operational Works & Structural Integration (Circa 2022)

This stage represents the physical integration of the courtyard group. It details the execution of the physical link, the harmonisation of the external wall materials, and subsequent fenestration changes.

- **Drawing LVa2208.03.106 Rev A – Barn 2022 Work plans and elevations:** Illustrates the subsequent phase of operational development executed on the Barn structure during 2022, including fenestration changes.
- **Drawing LVa2208.03.107 Rev A – Workshop post 2022 plans and elevations:** Illustrates the completed layout, elevations, and structural profile of the Workshop building following the operational works executed up to 2022.
- **Drawing LVa2208.03.110 Rev A – Barn and Workshop post 2022 plans and elevations:** A combined drawing detailing the precise architectural relationship, physical link, and unified rendered elevations of both the Barn and Workshop buildings as they exist today.

Stage 4: Current Proposed Scheme and Use Regularisation (Application DM/25/1857)

The final stage outlines the comprehensive master plan currently under consideration. This section includes new plans requested directly by the Case Officer to safely regularise both the operational boundaries and the formal change of use for all courtyard structures.

- **Drawing LVa2208.03.101 Rev A – Location and Block Plans as proposed:** The definitive geographic location plan mapping the full proposed combined title boundary in relation to the wider local context.
- **Drawing LVa2208.03.111 – Tractor and mower store:** A new architectural plan and elevation sheet produced specifically at the request of the Planning Officer for the current running application. This drawing details the structure as part of the formal retrospective change of use, transitioning it from its historical agricultural designation to domestic ancillary storage.
- **Drawing LVa2208.03.112 – Proposed site plan showing proposed fencing:** The final proposed block layout for application DM/25/1857, detailing the exact alignment of the rural timber post-and-rail fence designed to permanently separate the regularised residential garden from the adjacent agricultural fields.