

# Planning Statement

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IN RELATION TO:

‘Extension to the existing approved permanent agricultural workers dwelling.’

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Swipes Farm,  
The Street,  
Washington,  
Pulborough,  
West Sussex,  
RH10 4AT.

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February 2024

## **1.0 INTRODUCTION**

1.1 This application has been submitted on behalf of our client Paula Newman.

1.2 The proposal has been submitted as a householder planning application, as the proposal is seeking an extension to the permitted permanent agricultural workers dwelling that was approved in February 2023 under application SDNP/21/02452/FUL.

1.3 The currently approved dwelling comprises of a single storey detached cabin with 2 bedrooms, bathroom, open plan kitchen/dining room/lounge and a verandah. The existing dwelling has a gross internal floor area of some 49.5 square metres.

1.4 The proposal is seeking a small extension to the existing dwelling to form a bedroom/office and a bathroom, while one of the existing bedrooms would be converted into a link and utility room. As such the proposal would not result in any increase in bedrooms and the proposal would remain used in connection with the existing agricultural workers use, the need for which has been established under application SDNP/21/02452/FUL.

1.5 This Planning Statement is submitted in support of the application and should be read in conjunction with the submitted plans.

## **2.0 SITE AND SURROUNDINGS**

2.1 Swipes Farm is an agricultural small holding located to the south of Storrington Road A283, accessed via a single track road. The site is designated as being within the South Downs National Park and is Grade 3 Agricultural Land. The application site is mainly laid to open agricultural land with the exception of the access road, existing agricultural workers dwelling and the existing barn.



Fig 1. Aerial image showing the application site and surroundings.

2.2 The site is rural in nature, set a significant distance from any neighbouring properties, with limited public viewpoints from outside of the site. The closest nearby development is mainly comprised of sporadic residential dwellings and complexes of farm buildings.

### **3.0 PLANNING HISTORY**

3.1 According to the Councils online planning record the application site has the following planning history:

- SDNP/18/01707/APNR: Reinstatement of access track to be surfaced with limestone chippings. NO OBJECTION

-SDNP/18/03572: Erection of a temporary rural worker's dwelling. APPROVED

- SDNP/18/06398/DCOND: Approval of details reserved by conditions 4, 5, 6, 7, 8 to approved application SDNP/18/03572/FUL. SPLIT DECISION

- SDNP/19/04989/FUL: Change of use of part of a field to form a seasonal or temporary camp site for 8 pitches. WITHDRAWN

- SDNP/20/03141/FUL: Retention of single storey cabin for use as a permanent agricultural workers dwelling. WITHDRAWN

- SDNP/21/02452/FUL: Retention of a single storey cabin for the use of a permanent agricultural works dwelling. APPROVED

#### **4.0 THE PROPOSAL**

4.1 The proposal is seeking planning permission for a householder extension to the existing agricultural workers dwelling. The proposed extension would be located to the north western side of the existing dwelling and would be subservient to the existing dwelling, being set back from the south western (front) elevation while remaining single storey in nature and being set at a lower overall ridge height.

4.1 The proposal would measure 5.9 metres in depth, by 8 metres in length, with an eaves height of 2.29 metres and an overall height of 2.9 metres. The proposal would form a bedroom/office and a bathroom and is to be constructed of materials to match that of the existing cabin.

## **5.0 PLANNING POLICY**

5.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

*'In dealing with such an application the authority shall have regard to:*

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations.'*

5.3 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

*'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*

5.4 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.

5.5 Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the

policy which is contained in the last document to be adopted, approved or published.

5.6 The Statutory development plan within this area is considered to be the following:

- South Downs Local Plan 2014- 2033 (Adopted July 2019)
- Storrington, Sullington and Washington Neighbourhood Plan (Made September 2019)

5.7 The following policies of the South Downs Local Plan are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD8 - Dark Night Skies
- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings
- Development Management Policy SD32 – New agricultural and forestry workers dwellings

5.8 The following policies of the made neighbourhood plan are relevant to this application:

- Policy 8 Countryside Protection
- Policy 14: Design

5.8 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

## **6.0 PLANNING ASSESMENT**

6.1 Both Policy SD4 of the South Downs Local Plan and Policy 8 of the Neighbourhood Plan seek to conserve and enhance landscape character. With the proposal being single storey in nature and linked to the existing dwelling which it will be viewed in context of, it is not considered to result in an isolated form of development and would preserve the character of the wider countryside.

6.2 As set out in SD5 of the SDLP the existing building is a starting point, a similar ethos is found within Policy 14 of the Neighbourhood Plan. The proposal has been designed so that the external finishing of the extension would match in with that of the existing building. Furthermore, the proposed extension would appear subservient to the host dwelling, being set back from the front terrace while remaining single storey in nature. As such the proposal is considered to be of an appropriate design, size and scale that is in-keeping with the character of the existing dwelling.

6.3 Paragraph 136 of the NPPF requires polices and decisions to:

*'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>52</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

6.4 In the footnotes linked to the high standard of amenity for existing and future users it references the Nationally Described Space Standards, which sets out that the minimum gross internal floor area for a 2 bedroom, 4 person single storey dwelling should be 70 square metres with 2 metres of built in storage. The existing approved agricultural workers dwelling falls significantly below this at 49.5 square metres. As such the proposal is seeking to provide an extension to take it above this, providing a higher standard of amenity for the existing and future users.

6.5 Policy SD32 allows for a provision of up to 120 square metres gross internal floor area for an agricultural workers dwelling. The proposal would respect this providing approximately 97.5 square metres of internal floor area, while the need for an agricultural workers dwelling has already been established under the previous application.

6.6 It is noted that Policy DP31 set out that extensions should not increase the floor space of the existing dwelling by more than 30% unless there are exceptional circumstances. Within the pre-amble to this policy it does allow for larger than 30% provided it does not impact on the landscape and leads to an enhancement in the appearance of the host dwelling. Furthermore, a pre-application was undertaken (SDNP/23/03823/PRE) where it was confirmed:

*'The proposed extension would result in the near doubling of the existing dwelling and would be contrary to criteria (a). The South Downs Local Plan Extensions and Replacement Dwellings: Technical Advice Note (TAN) (26.10.2023) expands on the reasoning of the policy, explaining that this is to ensure that smaller dwellings are retained within the National Park.'*

*As approved, the existing dwelling would be considered to represent a small dwelling being less than 120 sq m (49.5 sq m as approved) The increase of 48 sq m would result in an overall internal area of 97.5 sq m, which though nearly doubling the size of the dwelling would still fall within the category of a small dwelling. It is considered, taking into account, that a proposal of the scale sought could still accord with the thrust of the above policy.'*

6.7 In relation to neighbouring amenity SD5 requires proposal to:

*'Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.'*



Due to the rural character of the application site and distance from the neighbouring dwellings/boundaries it is not considered that the proposal would cause any harmful impacts on the surrounding uses and amenities.

## **7.0 CONCLUSION**

7.1 In submitting this application consideration has been given to the South Downs Local Plan, the Storrington, Sullington and Washington Neighbourhood Plan, The NPPF and a pre-application was undertaken to obtain the view of the Local Planning Authority.

7.2 It is accepted that the proposal is a large extension in comparison to the footprint of the existing building, however this is due to the small scale nature of the approved agricultural workers dwelling. The proposed extension has been shown to be constructed of materials to match that of the existing dwelling while being attached to the existing building it will not appear as an isolated form of development within the locality. The single storey nature of the building, being set back from the frontage of the existing dwelling will ensure that the proposal would appear subservient to the existing dwellinghouse, while at the same time the extension would be providing existing and future occupiers with a higher standard of accommodation which will be in line with the National Dwelling Space Standards which the current dwelling is not. Furthermore, as set out above, while exceeding the permitted 30 percent increase limit on extensions under DP31, it would still comply with the policy back ground of The South Downs Local Plan Extensions and Replacement Dwellings: Technical Advice Note (TAN) (26.10.2023) which seeks to retain small dwellings (Under 120 sq m). Consequently, in our opinion the proposal is considered to comply with the policy and policy background as outlined above and we can see no reason why this proposal should not be supported with the grant of planning permission.