

Appeal 6005381

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Stables at Manor Farm House, Butterfurlong Road, East Grimstead, SP5 3SB
Agent contact details	Zoe Wilkinson zoe@atlasplanninggroup.co.uk
Local planning authority	Wiltshire
Application number	PL/2025/09512

Interested party 1

Comments

Comments on appeal to PL/2025/09512

All our previous comments raised against PL/2025/09512 remain extant. In addition, we have the following comments related to the history of this application and the appeal submission itself.

Firstly, we consider that the timeframe of recent events relating to this site is relevant and should be highlighted. Between 2 and 3 years ago the current owners of Manor Farmhouse erected a range of stables / outbuildings on the site, without planning approval; we understand that no retrospective planning permissions have been sought or given.

Subsequently, PL/2025/03227, dated 31 Mar 25, was submitted to build a substantial (approx 180 sqm footprint) 2-storey barn on the site. The necessity for such a large barn in this location was predicated upon the need to cater for a menagerie of horses and other animals and necessary agricultural machinery. Thereafter, this application was subject to minor amendments and a change in land use for the site from agricultural to mixed equestrian/agricultural was added. Despite vigorous objections from local residents and the Parish Council, including concerns that the 2-storey barn was clearly a 5-bedroom house in waiting, permission was granted for the barn in Sep 25. Clear restrictions on its use, tying it solely to Manor Farmhouse, and precluding subdivision of the planning unit were included in the permission notice (which seem to have been disregarded subsequently).

Three months after approval for the barn was granted PL/2025/09512, dated 3 Dec 25, was submitted to convert the unbuilt barn into a 180 sqm, 5-bedroom house. This application was met by widespread and extremely vigorous objections from village

residents, a strong objection from the Parish Council and the active involvement of the local Wiltshire County Councillor. This proposal was rejected by the Planning Authority.

It is clear that the intention was to build a house on the site from the outset and the barn application was merely an intermediate mechanism to facilitate this. This is reinforced by the report for the Ecological Survey for the 5-bedroom house having been signed off in Mar 25. This was either before or coincident with the planning application submission for the barn (rather than the house).

Moving to the appeal submission itself, there are a number of statements made that are either incorrect or that we strongly disagree with:

Para 1.3 - Referring to the difference between the barn approval and house proposal, States "Parking and Landscaping remain unchanged". This statement is incorrect. A 3-bay parking area has been added to support the house. In addition, the deciduous hedge along the western boundary (speciously argued as screening) has been removed from the landscape plan (see Figures 1 and 2 of the appeal and the Proposed Block Plan and Planning Statement Figures 5 and 6 for PL/2025/09512).

Para 1.5 - States "... does not give rise to any additional harm over and above the existing permission". This statement is reiterated from the original application and is incorrect. The through-life harm caused by construction and operating a 5-bedroom house far exceeds that of a wooden barn.

Para 1.5 - States "... there would not be any impact on amenity". This statement is incorrect. The house will be almost 10m above road height and will dominate the surrounding area, particularly Wellmead Barn which has a ridge height of less than 6m (as identified by the Planning Officer following his site visit and illustrated with photographs in his report).

Para 1.6 - States "... help the housing crisis". There is no housing crisis for 5-bedroom properties in the likely £1m to £1.5m price range.

Para 2.23 - States "... particularly when the building is hardly visible from public vantage points." This statement is incorrect. The existing, unapproved, single-storey buildings are visible from public vantage points. Hence, a 2-storey house will be clearly visible, even before the deciduous hedge is removed (see comments on Para 1.3 above).

Para 2.27 - States " ... site is well screened by existing vegetation." This statement is incorrect. The existing unapproved single-storey buildings are not screened by the existing vegetation. Hence, a 2-storey building, 10m above the road, will be clearly visible, even before the deciduous hedge is removed. The Proposed Block Plan for PL/2025/09512 and Figure 2 of the Appeal Submission clearly show the hedge removed.

Para 2.28 - States "The proposal is not considered to detrimentally impact the amenity of Wellmead House (sic) or the surrounding area". We strongly disagree with this statement. This is a very large

building in a SLA in open countryside. This will have a significant detrimental impact on the amenity of the surrounding area.

Para 2.32 - States "The insertion of fenestration does not significantly alter the design and appearance of the building." We strongly disagree with this statement. The proposed fenestration has totally altered the character of the building. It has very little resemblance to a barn. The glazing on the north, south and east elevations of the building is extremely extensive.

Para 2.38 - States "Given the screening provided by the boundary hedge ... there would not be a loss of privacy nor impact on amenity." This statement is incorrect. There is no screening. The boundary hedge is removed in this planning application (see detailed comments on Para 1.3).

Para 2.39 - Referring to Wellmead Barn states "The two sites are not immediately beside each other; the proposed dwelling is also 7.3m back from the highway and over 22m from Wellmead Barn itself". This statement is incorrect. The proposed site is immediately adjacent to Wellmead Barn (as identified by the Planning Officer in his report). Moreover, assuming the proposed building is in fact 7.3m back from the highway (it is not possible to get an accurate dimension from the drawings supplied), then Wellmead Barn is approximately 20.3m from the proposed building, not over 22m.

Para 3.5 - States "In environmental terms, there is no harm over and above what has already been approved". This statement is incorrect. The environmental impact of construction and through life of a modern 180 sqm 5-bedroom house will far exceed that of a similar sized wooden barn.

Finally, one wonders why if the case for building a house is so strong, was it necessary to undertake the subterfuge of initially applying to build a barn !

Supporting documents

No documents
