

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 12 March 2026 13:27:45 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0279  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/03/2026 1:27 PM.

### Application Summary

|               |                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------|
| Address:      | Pemberley Copsale Road Maplehurst West Sussex RH13 6QY                                                         |
| Proposal:     | Prior Notification for Change of Use of part of an Agricultural Building to 1no. dwellinghouse (C3 Use Class). |
| Case Officer: | Sam Nye                                                                                                        |

[Click for further information](#)

### Customer Details

|          |                                        |
|----------|----------------------------------------|
| Address: | Sheepwash Farm Copsale Road Maplehurst |
|----------|----------------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                               |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li></ul>                                                                                                                                                                                                                                                                                                        |
| Comments:            | <p>I would like to register my objection to the above application on the grounds that the application does not meet the criteria for permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015, Class Q of Schedule 2- agricultural buildings to dwellinghouses for the following reasons:</p> <p>1. The site has not been used for agricultural purposes, in any</p> |

capacity, within the last 22 years. The site has been solely used for private equestrian leisure purposes (non-agricultural) since the stable building proposed for change of use was approved by HDC in 2004 (DC/04/1463).

Furthermore, the decision notice permitting the construction of the building in 2004 clearly defines the site's permitted use as private equestrian and places restrictions on any business, livery, and agricultural use.

In addition, the applicant has previously defined the site's use for private equestrian leisure purposes in the two previous unsuccessful applications to develop the building into a dwelling (DC/21/1946 and DC/19/2117), and within the successful application to build a stable complex to replace the existing stable (DC/20/1205).

2. The Class Q criteria clearly states that a site which formed part of a mixed use of agriculture and (non-agricultural) equestrian use, or agricultural activities which do not form a trade or business, would not benefit from the permitted change of use.

3. The cumulative floor space of the existing building proposed for change of use exceeds the 450 square metres permitted under the Class Q criteria. The floor plan for the proposed new dwelling shows an area which is to be retained for use as an 'agricultural store'. I am concerned that this is a cynical attempt to manipulate the development to fall within the permitted 450 square metres defined by the Class Q criteria.

Given there is no current, or permitted, agricultural use on the site, and therefore, no necessity for any agricultural storage, this area of the proposed plan is a great concern. My property adjoins the proposed development and I am concerned that the applicant proposes to run an agricultural business from the site, without permission to do so, and this would impact on my right to amenity and the enjoyment of my property. The track that leads to the proposed dwelling runs the length of my property and is within metres of my house, any agricultural machinery using this track to access the proposed agricultural storage area would result in a significant increase in noise and intrusion for me.

Furthermore, the applicant was successful in gaining planning permission in 2020 (DC/20/1205) to construct a large stable complex, adjacent to the existing stable, which the applicant stated was essential for their horses given the stable now proposed for development was not a suitable for their large horses. The approval and construction of the new stable complex provides adequate equestrian facilities including a large storage area, and there is no identifiable need, nor is any justification or explanation provided, for the further additional 'agricultural storage' within the proposed dwellinghouse. Therefore, I am

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concerned that the applicant intends to use it for residential purposes - garaging for cars, for example.

4. The applicant has made two previous unsuccessful attempts to obtain planning permission to develop the site and convert the stable into a dwellinghouse (DC/21/1946 and DC/19/2117), and I believe the current application under the Class Q criteria is an inappropriate and disingenuous attempt to circumvent the planning framework under which they were refused.

6. Irrespective of the Class Q criteria, the proposed development would still be contrary to policies 1, 2, 3, 20, and 26 of the Horsham District Planning Framework (HDPF) 2015, and contrary to the aims of the Nuthurst Parish Planning Framework (NPPF), paragraph 79. The proposed site for this single dwelling lies well outside of unclassified settlement of Maplehurst and is considered countryside for planning purposes and the site proposed for development is, therefore, an unsustainable location.

For the above reasons I would ask that HDC refuse the request for Prior Notification of Change of use on the basis that the application does not meet the required criteria.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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