Horsham District Council

Phil Rowe
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Rusper Road
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RH5 5BX

Our ref:	DC/25/0703
Your ref:	Bentons Place Hooklands Lan Shipley Horsham West Susse RH13 8PY - Class Q
Email:	planning@horsham.gov.uk
Direct Line:	01403 215180
If Calling Please ask for:	Jacques Burrowes
Date:	28th July 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q

Prior Notification for Change of Use of Agricultural Buildings to 7no. dwellinghouses.

Bentons Place Hooklands Lane Shipley West Sussex

Further to the above notification which was received on 29 April 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The proposed works include extensions to both the north and south barns, with both extensions projecting to 4m and positioned to the eastern elevation. Given the orientation of the barns, the layout of each (including the primary access), and their relationship with the access into the site, both of the proposed extensions would extend from the side elevation of each barn. The proposal does not therefore accord with Q.1(i)(ii) of Class Q of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2 The proposed works would involve the addition of windows and doors into each of the buildings. The amount of fenestration and the associated detailing to both barns would result in a multitude of windows and doors to all elevations which would appear overly domestic in character and appearance. The resulting glazing would detract from the utilitarian ethos of the barns and would therefore be out of character. The design would fail to meet Q.2(f) of Class Q of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Community Infrastructure Levy (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Schedule of plans/documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Site & Building 2	2412BE_R0_000 REV 000	29.04.2025
Elevation & Floor plan	Proposed Site & Building 2	2412BE_R0_001 REV 000	29.04.2025
Elevation & Floor plan	Site & Building 1	2412BE_R0_000 REV 000	29.04.2025
Elevation & Floor plan	Proposed Site & Building 1	2412BE_R0_100 REV 000	29.04.2025

Planning permission is therefore required for the proposed development.

Appeals to the Secretary of State

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

Yours faithfully



Emma Parkes
Head of Development and Building Control