Horsham District Council

Mr Daniel Holmes
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Our ref:	DC/24/1819
Your ref:	Westons Farm Class Q
Email:	planning@horsham.gov.uk
Direct Line:	01403 215180
If Calling Please ask for:	Jacques Burrowes
Date:	16th January 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 4 Agricultural Buildings to 5no dwellinghouses (C3 Use Class).

Westons Place Dorking Road Warnham Horsham

Further to the above notification which was received on 22 November 2024, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The proposal would result in a dwelling with a floor space in excess of 150sqm. The proposal would not therefore be permitted by Class Q, Q.1(c) of Part 3 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

2 The development would be of a design and external appearance that would fail to reflect the characteristics and vernacular of the host building and rural locality. The development would not be permitted by Class Q, Q.2(f) of Part 3 within 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
Block plan	Site Block Plan	133_101	22.11.2024
Floor plan	Unit 1 Plans as Existing	133_102	22.11.2024
Elevation plan	Unit 1 Elevations as Existing	133_103	22.11.2024
Floor plan	Unit 3 Plans as Existing	133_104	22.11.2024
Elevation plan	Unit 3 Elevations as Existing	133_105	22.11.2024
Floor plan	Unit 5 Plans as Existing	133_106	22.11.2024
Elevation plan	Unit 5 Elevations as Existing	133_107	22.11.2024
Floor plan	Unit 7 Plans as Existing	133_108	22.11.2024
Elevation plan	Unit 7 Elevations as Existing	133_109	22.11.2024
Floor plan	Unit 1 Plans as Proposed	133_110	22.11.2024
Elevation plan	Unit 1 Proposed Elevations	133_111	22.11.2024
Floor plan	Unit 3 Proposed Plans	133_112	22.11.2024
Elevation plan	Unit 3 Proposed Elevations	133_113	22.11.2024
Floor plan	Unit 5 Proposed Plans	133_114	22.11.2024
Elevation plan	Unit 5 Proposed Elevations	133_115	22.11.2024
Floor plan	Unit 7 Proposed Plans	133_116	22.11.2024
Elevation plan	Unit 7 Proposed Elevations	133_117	22.11.2024

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