Horsham District Council

Mr Chris Geddes
Albion Planning
36 Windsor Road
Worthing
BN11 2LY

Our ref:	DC/25/0841
Your ref:	Peter's Farm - Prior Approval Class Q
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	15th 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 Building to 1no. dwellinghouse.

Peters Farm Cottage Orltons Lane Rusper Horsham

Further to the above notification which was received on 20 May 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 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 therefore 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.

2 The proposed development would result in development that would extend beyond the external dimensions of the existing building. The proposed development would therefore be contrary to the requirement of Q.1(h) of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3 The proposed partial demolition and rebuild is not considered to be reasonably necessary for the conversion of the agricultural building. The development would not therefore be permitted by Class Q, Q.1(ii), of Part 3 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

4 The proposed curtilage(s) would exceed the area permitted under Paragraph X 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
Location plan	Site Location Plan	PL06	21.05.2025
Supporting Docs	Noise Impact Assessment of a Proposed Residential Development by ACA Acoustics dated 19.05.2025	250501-R001	20.05.2025
Elevation plan	Proposed Elevations	PL05	20.05.2025
Site plan	Site Plan	PL01	20.05.2025
Floor plan	Existing Floor Plans	PL02	20.05.2025
Elevation plan	Existing Elevations	PL03	20.05.2025
Floor plan	Proposed Floor Plans	PL04	20.05.2025

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