Horsham District Council

Mrs Emma Griffin
Rural Planning Group
Second Floor Office
2 Station Street
Lewes
BN7 2DA

Our ref:	DC/24/1711
Your ref:	Penn - Class Q
Email:	planning@horsham.gov.uk
Direct Line:	01403 215166
If Calling Please ask for:	Tamara Dale
Date:	30th December 2024

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 and extension of an Agricultural Building to 1no dwellinghouse (C3 Use Class).

Oakridge House The Street Thakeham Pulborough

Further to the above notification which was received on 4 November 2024, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The building is subject of condition 4 of planning permission ref: DC/19/1928, which restricts the use of the building to agricultural purposes only. The proposed development would be contrary to the condition imposed by the planning permission granted. The proposal would not therefore constitute permitted development under Article 3(4) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2 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.

3 It has not been demonstrated to the satisfaction of the Local Planning Authority that the building operation to provide hard surfacing to the north of the building, on which the extension is proposed, is lawful through any grant of planning permission nor the passage of time. It cannot therefore be concluded that the development would be permitted by Class Q, Q.1(h) of Part 3 within 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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	Existing Site	2212 - HRA - V1 - 00 - DR - A - P000 - A	11.11.2024
Elevation plan	Site Plan & Elevations	2212 - HRA - V1 - 00 - DR - A - P001 - A	11.11.2024
Floor plan	Floor Plans & Section	2212 - HRA - V1 - 00 - DR - A - P002 - A	11.11.2024
Location & Block plan	Block and Location Plan	2212 - HRA - V1 - 00 - DR - A - P100	04.11.2024
Supporting Statement	Planning	NONE	04.11.2024
Supporting Docs	Water Neutrality Report	C3315 REV P1	04.11.2024

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