

Mr Gareth Evans
White & Sons
3 Massetts Road
Horley
Surrey
RH1 7PR

Application Number: DC/20/1458

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr J Bailey

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Change of use from an agricultural building into a residential dwelling (C3 use) with agricultural occupancy condition.

Windacres Farm Church Street Rudgwick West Sussex

as shown on Plan and Application Number DC/20/1458 submitted to the Council on 05/08/2020. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 It has not been demonstrated that there is a functional need for the dwelling to support an established business use and that the housing is required in connection with a viable rural business, the development would not therefore be essential to its countryside location. The site is located outside of a built-up area boundary on a site not allocated for development within the Horsham District Planning Framework or in an adopted Neighbourhood Development Plan; the proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework, which seeks to concentrate development within settlements. The proposed development is therefore contrary to policies 1, 2, 3, 4, 20 and 26 of the Horsham District Planning Framework (2015).
- 2 The development would entail significant rebuilding of an existing remnant structure for which there is no evidence to demonstrate it can be retained as part of a residential 'conversion'. The development, by reason of its overtly domestic form and appearance together with the associated resulting domestic paraphernalia, would represent an unduly prominent, sporadic and visually intrusive form of development which would detract from the visual amenity and landscape character of the immediate surroundings. The proposal would not protect, conserve or enhance the landscape character and setting of its countryside location, and would instead be detrimental to the character and appearance of the locality. The proposal would therefore be contrary to policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	04.08.2020
Site plan		NONE	04.08.2020
Block plan		NONE	04.08.2020
Roof plan	Elevations	20-07-01	04.08.2020
Elevation & Floor plan	Existing floor and photographs	20-07-02	04.08.2020
Supporting Statement	Planning statement	NONE	04.08.2020
Supporting Docs		APPENDIX x7	04.08.2020

Note to Applicant – 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.**

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.

Note To Applicant:

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Barbara Childs
Director of Place

Date: 09/10/2020

ADDITIONAL INFORMATION

Right of Appeals

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 the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for 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>.