

From: Planning@horsham.gov.uk
Sent: 20 August 2026 11:29
To: Planning
Subject: Comments for Planning Application DC/26/1123

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/08/2026 11:29 AM [REDACTED].

Application Summary

Address:	18 Croft Way Horsham West Sussex RH12 2AS
Proposal:	Variation of Condition 3 of previously approved application reference DC/24/1837 (Retrospective erection of a single storey garden office building at the rear of the property) to allow business use as a pilates studio.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	63 Merryfield Drive Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	The planning application for the garden building at 18 Croft Way was made on the basis of works or an extension to a dwelling. Dwellings fall under Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). A Pilates studio should fall under Class E(d), which covers indoor sport, recreation, or fitness not involving motorized vehicles, firearms, swimming pools, or skating rinks. In relation to the original application, paragraph 6.13 of the Planning Committee Report dated 1 April 2025 stated, "If the building is used more intensely in the future is [sic] may be that a further application for a change of use is required..."

Is it appropriate to consider an application for the variation of a regulatory condition applied to a private dwelling in order to permit a commercial activity that requires permission under a different use class?

In the covering letter dated 19 December 2024, the applicant's agent stated, "In addition to the drawings submitted, the owner of the property would like to add that the purpose of this outbuilding is to provide a space for the owner to work from home as a Pilates instructor."

Given that the planning officer knew from the letter of 19 December 2024 that the purpose of the garden building was to provide a Pilates studio, it seems bizarre that the planning permission was granted on condition the building was not used for its intended purpose. That decision benefits neither the applicant nor the occupants of surrounding properties, a "lose-lose" outcome.

The GOV.UK guidance says that a regulatory condition should only be used when it is necessary, with the National Planning Policy Framework, Appendix A, explaining that this means "necessary to make the development acceptable in planning terms". If planning permission would not have been granted without the implementation of the Regulatory Condition, then it cannot now be acceptable to allow business use of the building through a variation, because the risks which the planning officer sought to control through the application of the condition are not altered by the applicant's application for a variation.

Would not the correct way to proceed be to require the applicant to submit a full application for a change of use, which will be subject to full disclosure and full consultation, and ensure that that the building is subject to all the building regulations that would apply to business premises?

If the application for variation were to succeed, and I do not say that it should, then the variation should include the further conditions that the applicant herself includes in her application, that is to say, "so that [she] may see 1 or 2 people at a time 2 or 3 hours on a Monday, Tuesday, Wednesday and Friday. There would be no weekend use, no unsociable hours (nothing before 9.30am or after 5pm) no noise and no on street parking." These are not unreasonable conditions and could be subject to monitoring with the support of neighbours without undue burden on the planning department. The other aspects of the condition relating to use as ancillary or separate accommodation would need to remain.

Where did you
hear about this
application?

Word of Mouth

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton