Horsham District Council

Mr Graham Aslett
G J Associates
Windacres Rural Business Park
Windacres Farm Lane
Rudgwick
West Sussex
RH12 3EG

Our ref:	DC/25/0093
Your ref:	Windacres Farm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	17th March 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 a single dwellinghouse.

Windacres Farm Church Street Rudgwick West Sussex

Further to the above notification which was received on 21 January 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 There is the potential for the future occupiers of the dwelling to be adversely impacted by the existing activities undertaken on the wider site by reason of noise, general disturbance and contaminatino associated with these activities. On the basis of the available information it is considered that the noise impacts of the development and siting of the building makes it undesirable to change to residential uses, contrary to the requirement of Class Q, Q.2 (1)(b) and Q.2 (1)(e) of Part 3 within Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 It has not been demonstrated that the development under Class Q would be carried out more than 10 years after the insertion of glazed window openings to the building were carried out. The development would not therefore be permitted under Class Q, Q.1(g) of Part 3 within Schedule 2 of the Town & 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
Block plan		NONE	21.01.2025
Location plan		NONE	21.01.2025

Elevation & Floor plan	Existing	20-03-02	21.01.2025
Elevation & Floor plan	Proposed	P1	21.01.2025
Site plan		NONE	21.01.2025

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