Horsham District Council

Phil Rowe
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Rusper Road
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RH5 5BX

Our ref:	DC/24/0033
Your ref:	Stumbleholme Farm Rusper Road...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	1st March 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 of Agricultural Building to 5no. dwellinghouses (C3 Use class).

Stumbleholme Farm Rusper Road Ifield West Sussex

Further to the above notification which was received on 8 January 2024, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The proposed development would result in development that would extend beyond the external dimensions of the existing buildings. 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.

2 The proposal fails to demonstrate, to the satisfaction of the Local Planning Authority, that the building is capable of conversion without the construction of new structural elements and that the proposed building operations would go beyond what would be reasonably necessary for the building to function as a dwellinghouse, as permitted by Class Q. The proposal therefore fails to comply with the requirements of Q.1.(i) of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3 Given the location and siting of the building, there is the potential for future occupiers of the dwellings to be adversely impacted by the existing agricultural buildings. As such, it is considered that noise impacts of the development and siting of the buildings make it undesirable to change to residential uses, contrary to the requirement of Q.2(1)(b) and Q.2(1)(e) of Part 3, Class Q 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		EOS2 REV A	08.01.2024
Block plan	Barn B, as existing	EBP2a REV A	08.01.2024
Block plan	Barn C, as existing	EBP2b REV A	08.01.2024
Elevation & Floor plan	Barn B, as existing	EBNB REV A	08.01.2024
Elevation plan	Barn C, as existing	EBNC-2 REV A	08.01.2024
Floor plan	Barn C, as existing	EBNC-1 REV A	08.01.2024
Supporting Statement	Supporting Statement	NONE	08.01.2024
Supporting Statement	Structural Inspection Report	NONE	08.01.2024
Elevation & Floor plan	Barn B, as proposed	PBNB REV B	08.01.2024
Block plan	Barn B, as proposed	PBP2a REV B	08.01.2024
Floor plan	Barn C, as proposed	PBNC-1 REV B	08.01.2024
Elevation plan	Barn C, as proposed	PBNC-2 REV B	08.01.2024
Block plan	Barn C, as proposed	PBP2b REV B	08.01.2024

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