Horsham District Council

Mrs Francelita Balbido
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Our ref:	DC/25/0518
Your ref:	Dems House PA
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 258
If Calling Please ask for:	Shazia Penne
Date:	30th May 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 MA

Prior Notification for the Change Of Use from Units (Use Class E) to residential (Use Class C3) to form 4no. dwellinghouses.

Dems House Old Mill Drive Storrington West Sussex

Further to the above notification which was received on 28 March 2025, I am writing to confirm that Horsham District Council did not make a determination before the expiry of 56 days following the receipt of the above application.

I can though confirm that had the local planning authority been in a position to determine the application, it would have determined that **prior approval is required and refused** for the following reason: -

1 The proposal does not benefit from permitted development rights, as conditions imposed on planning permissions at Units 3 and 4 restrict future changes of use taking place through permitted development rights (see DC/17/0126, DC/23/1991, DC/19/0388 & DC/24/0665). The development would not therefore be permitted by virtue of Article 3(4) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended, and the development does not benefit from the right set out in Class MA of Part 3 within Schedule 2 of the above Order.

Additional information for applicant
The applicant is advised that the development can only lawfully proceed if carried out in accordance with the conditions and limitations imposed by Class MA within Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Local Planning Authority, for the reasons set out above, is of the view that the change of use does not represent permitted development. If this position is not accepted, it would be recommended that a lawful development certificate be sought prior to any development taking place on the site.

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Plans	C3588-1	28.03.2025
Floor plan	Proposed Plans	C3588-8 Rev A	28.03.2025
Elevation plan	Existing & Proposed Elevations	C3588-7	28.03.2025
Block plan	Proposed Block Plan	C3588-6	28.03.2025
Location plan	Location Plan	C3588-3 Rev A	28.03.2025
Supporting Statement	Planning	NONE	28.03.2025

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