Horsham District Council

Mr Ross Dawson
Benjamin Allen Construction Ltd
2 Coopers House
High Street
Henfield
West Sussex
BN5 9EQ

Our ref:	DC/25/0320
Your ref:	Woodhouse Farm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	25th April 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 6no. dwellinghouses.

Woodhouse Farm Wheatsheaf Road Woodmancote West Sussex

Further to the above notification which was received on 3 March 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The application form confirms that the application seeks to use the permitted development right as it stood prior to 21 May 2024. The development would create 6 (larger) dwellings each with a floorspace in excess of 100 sq m and with a cumulative floor space in excess of 465 sq m, contrary to Class Q, Q.1(b) of Part 3 within Schedule 2 of the (pre-21 May 2024) Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2 The application form confirms that the application seeks to use the permitted development right as it stood prior to 21 May 2024. The development would create 6 dwellinghouses on the site, which is in excess of what can be achieved through Class Q, Q.1(d) of Part 3 within Schedule 2 of the (pre-21 May 2024) Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3 The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building. The development would not be permitted by Class Q, Q.1 (h) of Part 3 within Schedule 2 of the (pre-21 May 2024) Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

4 The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building. The development would not be permitted by Class Q, Q.1 (h) of Part 3 within Schedule 2 of the Town and 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
Location plan		SHEET 1 OF 2	03.03.2025
Location plan		SHEET 2 OF 2	03.03.2025
Floor plan	Proposed and Sections	02 REV B	03.03.2025
Elevation plan	Proposed	03 REV A	03.03.2025

Planning permission is therefore required for the proposed development.

Yours faithfully



Emma Parkes
Head of Development and Building Control

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.