



**Horsham
District
Council**

Miss Megan Smith
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref: DC/26/0796
Your ref: P2330 Hole Street Farmhouse
Class Q
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 9th July 2026

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 the change of use of agricultural building to 4no. dwellinghouses.

Hole Street Farmhouse Hole Street Wiston West Sussex

Further to the above notification which was received on 15 May 2026, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

- 1 The proposed development, by virtue of the scale and nature of the building works required to facilitate the development, which includes various structural alterations and the formation of a separate, integral and structural building shells within the barn, would go beyond what would be reasonably considered a "conversion" and reasonably necessary for the building to function as a dwellinghouse. The development would therefore exceed the building operations permitted under Q.1(j) of Class Q, Part 3, Schedule 2 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
Supporting Statement	Structural Report	NONE	15.05.2026
Floor plan	Existing Floor Plan	ARC/ 119/ 25/ 07	15.05.2026
Site plan	Existing Site Plan	ARC/ 119/ 25/ 08	15.05.2026
Elevation plan	Existing Elevations	ARC/ 119/ 25/ 10	15.05.2026
Location & Site plan	Existing Site and Location Plan	ARC/ 119/ 25/ 11	15.05.2026
Floor plan	Proposed Floor Plan	ARC/ 119/ 25/ 13	15.05.2026
Site plan	Proposed Site Plan	ARC/ 119/ 25/ 14	15.05.2026
Elevation plan	Proposed Elevations	ARC/ 119/ 25/ 15	15.05.2026
Plans	Typical Details	ARC/ 119/ 25/ 16	15.05.2026
Location & Site plan	Proposed Site and Location Plan	ARC/ 119/ 25/ 17	15.05.2026
Supporting Statement	Inspection Report	NONE	15.05.2026

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control