



Mr Brett Young
Morning Stars Care Ltd
Park House Lodge
North Street
Horsham
West Sussex
RH12 1RJ

Application Number: DC/26/0291

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Morning Stars Care Ltd

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of condition 12 of previously approved application reference DC/10/0915 (Change of use from office to residential care home, repositioning of existing open fire escape and minor elevational alterations) to amend the wording to also include customers with learning disabilities and mental health conditions.

Westhope Lodge, North Street, Horsham, West Sussex

to be carried out in accordance with Application No. DC/26/0291 submitted to the Council on 05/03/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 30/04/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location Plan		NONE	14.05.2010
Site Plan		PVO/FI/1	14.05.2010
Elevation Plan	Existing Floor and Elevation Plan	155.03A	14.05.2010

Elevation Plan	Proposed Floor and Elevation Plan	155.07D	30.06.2010
Elevation Plan	East Elevation Plan Scale 1:50	155.10	30.06.2010
Supporting Statement	Design & Access Statement	NONE	14.05.2010

Reason: For the avoidance of doubt and in the interest of proper planning.

2 No longer relevant.

3 The screen walls and fences shall be installed as shown on approved drawing No. 155.07D (DC/10/0915) and be retained thereafter and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

4 The parking and turning access facilities shall be provided as shown on approved plan No. 155.07D (DC/10/0915) and retained thereafter solely for that purpose.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

5 The facilities for the parking of cycles shall be provided as shown on approved plan No. 155.07D (DC/10/0915) and retained thereafter for that purpose.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

6 The provision for the storage of refuse/recycling bins shall be provided as shown on approved plan No. 155.07D (DC/10/0915) and retained thereafter for that purpose.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy CP2 of the Horsham District Local Development Framework: Core Strategy (2007).

7 The hard and soft landscaping details shall be provided as shown on approved plan No. 155.07D (DC/10/0915). Any plants which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

8 No longer relevant.

9 No longer relevant.

10 No longer relevant.

11 The green travel plan submitted to the Local Planning Authority on 19th July 2010 under reference DC/10/0915 shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Reasons: To secure access by alternative means other than by the car to the site in accordance with Policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 12 The development hereby permitted shall only be occupied as a residential care home (Use Class C2) for adults with physical and learning difficulties, learning disabilities and mental health conditions as described in the applicant's submitted Planning Statement.

Reasons: For the avoidance of doubt, to control the development in detail and to reflect the car parking provision within the site in accordance with Policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 13 No longer relevant.

Note to Applicant:

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals

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 the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for 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>.