Horsham District Council

Mr Huw James
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref:	DC/24/0219
Your ref:	P2041 - Upper Chancton Farn C...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	4th April 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 2No. Agricultural Buildings to 5No. dwellinghouses

Upper Chancton Farm Hole Street Wiston West Sussex

Further to the above notification which was received on 9 February 2024, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

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

2 The proposed curtilage(s) would exceed the area permitted under Paragraph X of 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
Location plan	Location Plan	4063-LOC	09.02.2024
Site plan	Site Plan As Existing	4063-S-01 Rev A	09.02.2024
Site plan	Site Plan As Proposed	4063-S-02 Rev A	09.02.2024
Elevation & Floor plan	Concrete Farm Barn Floor Plans & Elevations As Existing	4063-C-01 Rev A	09.02.2024
Elevation & Floor plan	Concrete Farm Barn Floor Plans & Elevations As Proposed	4063-C-02 Rev B	09.02.2024
Elevation & Floor plan	Wood Frame Barn Floor Plans & Elevations As Existing	4063-PB-01 Rev A	09.02.2024
Elevation & Floor plan	Wood Frame Barn Floor Plans & Elevations As Proposed	4063-PB-02 Rev D	09.02.2024
Supporting Statement	Building Survey by Ditchling Building Services dated 11.01.2024	CSV/aw/805	09.02.2024
Supporting Statement	Technical Note 2: Water Neutrality Statement by Motion dated 12.01.2024	1cbwas/2307044	09.02.2024

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