Horsham District Council

Mr Keith Potts
Independent Town Planning Services
50 Springfield Road
Horsham
West Sussex
RH12 2PD

Our ref:	DC/23/2128
Your ref:	
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	22nd July 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 Agricultural Building to a single dwellinghouse.

Granary Cottage Broadford Bridge Billingshurst West Sussex

Further to the above notification which was received on 21 November 2023, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 On the basis of the available information there is significant doubt that the building was last in an agricultural use as part of an established agricultural unit on the relevant date of 20 March 2013. It is considered that the barns are used for equestrian purposes (on 20th March 2013) and thus do not fall within the definition of agriculture, as set out in Paragraph X of Part 3, and as such would not benefit from a permitted change of use to a dwellinghouse, therefore failing to comply with Schedule 2, Part 3, Class Q (Q.1(a)) of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2 Works to convert the subject building to a dwelling commenced prior to the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is / is not required, contrary to Paragraph W of Part 3 (Procedure for application for prior approval under Part 3), and as such would not benefit from a permitted change of use to a dwellinghouse, therefore failing to comply with Schedule 2, Part 3, Paragraph W 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	Planning Statement		21.11.2023
Elevation plan	Existing Elevations		21.11.2023
Elevation plan	Proposed Elevations		21.11.2023
Location plan	Location Plan	Plan No K P 4	21.11.2023
Site plan	Site Plan	Plan No K P 3	21.11.2023

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