Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
West Sussex
RH20 2AZ

Our ref:	DC/24/1801
Your ref:	Barn east of Coolham Road
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	14th January 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 an Agricultural Building with associated operational development to 2no dwellinghouses (C3 Use Class).

Barn To The East of Coolham Road Coolham Road Coolham West Sussex

Further to the above notification which was received on 20 November 2024, I am writing to confirm that **prior approval is required and refused** for the following reason:

1 The development would create two larger dwellinghouses having more than 465 square metres of floor space. The development would not therefore be permitted by Class Q, Q.1(d)(i) 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
Elevation & Floor plan	Existing and Roof	139_01	20.11.2024
Elevation & Floor plan		139_02	20.11.2024
Location plan		139_03	20.11.2024
Block plan		139_04	20.11.2024
Plans	Visibility Splays	2311062-01	20.11.2024
Supporting Docs	Odour Assessment	NONE	20.11.2024
Supporting Docs	Odour Appraisal	NONE	20.11.2024
Supporting Docs	Planning Statement	NONE	20.11.2024
Supporting Docs	Preliminary Risk Assessment	20230104P1	20.11.2024

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.