

Dear Daniel,

Thank you for your email requesting further information regarding the approved Class Q development under reference **DC/25/0830**.

I appreciate that the Local Planning Authority wishes to understand whether the approved conversion remains capable of being implemented, and the extent to which it continues to support the planning justification for the temporary siting and occupation of the mobile home. I have addressed each of the matters raised below.

1. Whether I intend to implement the approved conversion under reference DC/25/0830

It remains my intention that the extant Class Q Prior Approval should be implemented, subject to the necessary legal authority and future ownership arrangements.

The extant Class Q Prior Approval remains the intended long-term residential planning outcome for the existing agricultural building and has not been abandoned.

The planning history demonstrates a continuous progression of residential development rather than a succession of unrelated proposals. Following the Planning Inspector's decision allowing the temporary mobile home, the development strategy evolved into a replacement dwelling proposal, which involved considerable professional work and technical assessment over a number of years. When that proposal ultimately proved unsuccessful, the extant Class Q Prior Approval once again became the approved residential planning route for the site.

Whilst I cannot presently commence the works unilaterally for the reasons explained below, I continue to intend that the approved conversion should be implemented once the necessary legal authority is available.

2. The anticipated timescale for commencement and completion of the works

At present I am unable to provide a reliable commencement or completion date. This is not because the approved development has been abandoned, but because implementation presently depends upon matters outside my sole control, namely the legal authority to undertake the works and the future ownership arrangements relating to the property.

The Prior Approval remains extant, the existing agricultural building remains in place, and so far as I am aware, there is no planning or physical impediment that would prevent implementation once the necessary legal authority is available.

3. Details of my legal interest in the land and/or buildings subject to the approval

The HM Land Registry title continues to record Eftis Paraskevaides and Theodora Paraskevaides as the registered proprietors. Eftis Paraskevaides died in 2019 and, although the register has not yet been updated, the legal ownership is now vested in Theodora Paraskevaides.

The property was occupied by us as our matrimonial home for many years. Following our separation, I have continued to reside at the site.

The future ownership and disposition of the property remain the subject of ongoing financial remedy proceedings.

Application **DC/26/0732** was submitted using Certificate B and notice was served upon the registered owner in accordance with the statutory requirements.

I mention these matters solely to explain why I cannot presently provide unconditional assurances regarding implementation timescales.

4. Confirmation of the basis upon which I am able to undertake the approved development

At present I do not have unilateral authority to undertake the approved conversion because I am not the registered proprietor.

However, I consider that the approved conversion remains a realistic prospect of implementation.

In particular:

- the approved agricultural building remains in existence;
- Prior Approval **DC/25/0830** remains extant;
- the replacement dwelling proposal has concluded, leaving the extant Class Q Prior Approval as the approved residential development route;
- substantial technical and professional work has already been undertaken in progressing residential development at the site; and
- the existing access arrangements are capable of serving the approved conversion.

Subject to the necessary legal authority arising through the future resolution of the ownership position, I remain willing to progress implementation of the approved development.

5. Any other information you consider relevant in demonstrating that the approved conversion is capable of being implemented

I appreciate that previous temporary permissions for the mobile home have been considered alongside proposals for residential development at the site.

The planning history demonstrates the continuous progression of residential development of the site.

The prolonged timescale has resulted from an unusual combination of planning circumstances, including:

- implementation of the original appeal decision;
- progression of an alternative replacement dwelling proposal;
- the considerable technical work undertaken in support of that proposal;
- prolonged planning delays affecting residential development in the area; and

- the subsequent return to the extant Class Q Prior Approval following refusal of the replacement dwelling.

The current application therefore does not seek to establish a permanent unrestricted dwelling in the countryside by incremental stages. Rather, it seeks a further temporary period whilst an extant residential planning permission remains available and capable of implementation.

The Planning Inspector previously concluded that the temporary mobile home would not appear visually incongruous within its setting and that the associated access arrangements would not cause unacceptable planning harm. Those findings remain material considerations and the current proposal would not materially alter the planning impacts previously assessed.

The application also seeks permanent retention of the existing access track and turning area. Unlike the temporary mobile home, the access has an enduring planning purpose, serving both the wider holding and the approved Class Q conversion.

For the avoidance of doubt, I would have no objection to an appropriately worded planning condition requiring the residential occupation of the mobile home to cease, together with removal of the mobile home, decking and associated domestic paraphernalia, upon the earlier of:

- first occupation of the dwelling approved under reference **DC/25/0830**; or
- expiry of any further temporary permission granted under the present application.

Such a condition would reinforce the temporary nature of the proposal and provide certainty that the mobile home would not remain indefinitely.

Conclusion

I hope the above information assists the Council in assessing the planning merits of the application.

Whilst I cannot presently provide an unconditional undertaking regarding the timing of implementation, I hope the information above demonstrates that the extant Class Q Prior Approval remains capable of implementation. Against that background, together with the planning history of the site, I consider that the current application can properly be assessed in the context of an approved residential development that remains capable of implementation.

Should any further information or clarification assist your assessment, I would be pleased to provide it.

Yours sincerely,

Tim Walker

Appendix A - Planning Chronology

Date	Event
2016	Horsham District Council refused planning permission for the temporary siting of the mobile home and associated access arrangements.
19 May 2017	The Planning Inspectorate allowed the appeal and granted temporary planning permission for the mobile home and associated access arrangements.
2017	The appeal decision was implemented. The mobile home, access track and turning area were established.
2020	Horsham District Council granted a further temporary planning permission for the continued siting of the mobile home.
2020–2025	Progression of proposals for a permanent residential solution, including preparation of the replacement dwelling proposal and supporting technical assessments.
Replacement dwelling proposal refused	Following refusal of the replacement dwelling proposal, the extant Class Q Prior Approval became the approved route for permanent residential development of the site.
18 July 2025	Prior Approval DC/25/0830 granted for conversion of the existing agricultural building to a dwelling under Class Q.
2026	Application DC/26/0732 submitted seeking a further temporary permission for the mobile home together with permanent retention of the access track and turning area.