Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Our ref:	DC/24/0237
Your ref:	Barn southeast of Normans, Ea...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	5th 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 an Agricultural Building to a single dwellinghouse

Barn South East of Normans East Street Rusper Horsham

Further to the above notification which was received on 12 February 2024, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 Given the location and siting of the building, there is the potential for the future occupiers of the dwellings to be adversely impacted upon by any agricultural activities being undertaken on the wider site by reason of noise, odour and general disturbance associated with the uses being undertaken. There is also potential for the future occupiers to be adversely impacted upon by the Ancient Woodland buffer zone and the undesirable amenity impacts of it's close proximity. As such it is considered that the siting of the building makes it undesirable to change to residential uses. The change of use would not therefore be permitted by Q.2 (1)(b) of Part 3, Class Q, Schedule 2 of the Town & 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 & Site plan		DE1220/B/01 REV P1	12.02.2024
Floor plan	Roof, as existing	DE1220/B/02 REV P1	12.02.2024
Elevation plan	Sections, as existing	DE1220/B/03 REV P1	12.02.2024
Floor plan	Roof, as proposed	DE1220/B/04 REV P1	12.02.2024
Elevation plan	As proposed	DE1220/B/05 REV P1	12.02.2024
Photos		DE1220/B/06 REV P1	12.02.2024
Supporting Statement	Planning	NONE	12.02.2024

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