Horsham District Council

Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref:	DC/24/1810
Your ref:	The Old Piggery, Fryern Road Storrington RH20 4BJ - Class Q with 4m extension
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	15th 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 erection of a single storey rear extension to 1no dwellinghouses (C3 Use Class).

Land North of West Wantley Barn Fryern Road Storrington West Sussex

Further to the above notification which was received on 21 November 2024, I am writing to confirm that **prior approval is required and refused** for the following reasons:

1 The development would include an extension which would extend over an area of land not laid to hard surfacing. The development would not therefore be permitted by Class Q, Q.1(i), of Part 3 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2 The dwellinghouse would have a total floor space which exceeds 150 square metres. The development would not therefore be permitted by Class Q, Q.1(o) of Part 3 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3 The development would be of a design and external appearance that would fail to reflect the characteristics and vernacular of the host building and rural locality. The development would not therefore be permitted by Class Q, Q.2(f) 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
Location plan		LC1 REV A	21.11.2024
Elevation & Floor plan	Existing	2406OL_R2_100 REV 000	21.11.2024
Elevation & Floor plan	Proposed	2406OL_R2_200 REV 000	21.11.2024
Elevation & Floor plan	Approved	2406OL_R2_101 REV 000	21.11.2024

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.