Horsham District Council

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Surrey
RH5 5BX

Our ref:	DC/24/1832
Your ref:	Sake Ride Farm Wineham Lane Wineham Henfield West Sussex BN5 9AG - Class Q
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	20th 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 from an agricultural building to 4 dwellings (C3 Use Class).

Sake Ride Farm Wineham Lane Wineham West Sussex

Further to the above notification which was received on 26 November 2024, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the barns subject of this application are part of an established agricultural unit or have previously been part of an established agricultural unit. The development would not therefore be permitted by Class Q, Q.1(a) of Part 3 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 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 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
Elevation plan	Barn B - Elevation As Proposed	PEV2 rev A	26.11.2024

Location plan	Ban A & Barn B Location Plan	LOC1 rev A	26.11.2024
Block plan	Barn A & Barn B - Block Plan As Existing	EBP rev A	26.11.2024
Floor plan	Barn A - Floor Plan As Existing	EFP1 rev A	26.11.2024
Elevation plan	Barn A - Elevations As Existing	EEV1 rev A	26.11.2024
Floor plan	Barn B - Floor Plan As Existing	EFP2 rev A	26.11.2024
Elevation plan	Barn B - Elevations As Existing	EEV2 rev A	26.11.2024
Block plan	Barn A & Barn B - Block Plan As Proposed	PBP rev A	26.11.2024
Floor plan	Barn A - Floor Plan As Proposed	PFP1 rev A	26.11.2024
Roof plan	Barn A - Roof Plan As Proposed	PRF1 rev A	26.11.2024
Elevation plan	Barn A - Elevations As Proposed	PEV1 rev A	26.11.2024
Floor plan	Barn B - Floor Plan As Proposed	PFP2 rev A	26.11.2024

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.