Appeal 6007717

Submitted on 7 April 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	21 January 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr & Mrs Sherlock
Contact details	Nikolas Antoniou NJA Town Planning Ltd
What is your phone number?	[redacted]
What is the address of the appeal site?	Duckmoor barn Wooddale Lane Billingshurst West Sussex RH14 9DZ
What is the area of the appeal site?	510 m^2
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes To appreciate the proposal in context
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/25/1949
What date did you submit your application?	26 November 2025

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Prior Notification for Change of Use of Agricultural barn to a single dwellinghouse (Class C3)
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/6fc732a9-c11e-42e5-9f01-7cc8fb580c18)
Decision letter	Decision Notice.pdf (/document/867235c1-b187-4f17-b7f3-fcc3384bfb69)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Statement of Case - April 2026.pdf (/document/94b26e69-c457-413b-bef0-1fac84773569)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	Class Q Planning Statement (Nov 2025).pdf (/document/ed894608-4ce8-4ff2-9207-40c247a6b202)
Plans, drawings and supporting documents	Appendix NJA01 - Clayfield Farm.pdf (/document/e807e9ea-719f-4b78-aaaf-0c8fe5ce99ae) Duckmoor_Barn_Class_Q_Response submitted 05.01.26.pdf (/document/36b703d4-fe68-4402-b168-0f94a5c5cad0) CIL Form 1.pdf (/document/6497f3c9-d0a2-4d2a-9b30-32e1f3018c48)

Appendix NJA06 - Brookdale Farm.pdf (/document/405ae16e-55d1-4a41-ab3f-4cd925666aa3)
Structural Report - Nov 2025.pdf (/document/47341a50-406e-41d3-8e0f-52e4e7a0192e)
NJA015-01 - Duckmoor Barn-Site Location & Block Plan - Rev P2 Scale As Noted at A3.pdf (/document/e300cea7-8dd6-4678-900c-5a22e0802173)
NJA015-03 - Duckmoor Barn-Proposed Plans & Elevations - Rev P2 1-100 at A3 .pdf (/document/4fabe7e9-9b91-4d39-8cc8-6381c2f46b3d)
Appendix NJA08 - Canfields Farm.pdf (/document/841f5697-7773-4f33-a49c-7c85c1592eef)
Appendix NJA03 - Harborough Road.pdf (/document/6e666fb2-7796-4b25-b40e-8622ee1278a6)
Appendix NJA07 - Bulls Farm.pdf (/document/02fb305b-4134-4fd8-a858-89186a6490ed)
Structural Report Key Plan - Nov 2025.pdf (/document/bff079d4-be54-4bdf-b24e-91ec222b73e3)
NJA015-02 - Duckmoor Barn-Existing Plans & Elevations - Rev P2 1-100 at A3 .pdf (/document/e6fdedab-d16f-40fa-8179-97922f812873)
Class Q Application Covering Letter.pdf (/document/36c09835-4fd5-43b4-a044-a388243bf69d)
Appendix NJA05 - Winkins Wood Farm.pdf (/document/6d52c866-4b15-434e-a825-b96e2a734dce)
Appendix NJA04 - Trenchmore Farm.pdf (/document/c2908401-7f38-4570-9b2f-c63920eeb3fb)
Fd6111 Duckmoor barn Key Plan sk1 submitted 05.01.26.pdf (/document/82c28541-8dfa-4585-86e7-d0ecfb5097a6)
Appendix NJA02 - Maple Farm.pdf (/document/ba106583-2b09-469a-8730-d5e571ddd842)
FD6111 Duckmoor Barn report submitted 05.01.26.pdf (/document/fa3c512a-f8fb-44ca-9a8c-db34cb9e5a85)

Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	Yes
Other new supporting documents	Appeal Appendix NJA05 - Appeal Decision APPQ3115W233317169 at Poachers Cottage.pdf (/document/0161d7d6-fc7d-498f-974c-

3cc5f558c6b4)
Appeal Appendix NJA06 - Appeal Decision APPN1025W223311865 at Little Owl Farm.pdf (/document/cb296789-b596-4499-900c-a7ecaed38244)
Appeal Appendix NJA02 - Delegated Report for Application Ref DC251949 at Duckmoor Barn.pdf (/document/73f38ba9-862e-4f40-b0f8-bcd41ce623ae)
Appeal Covering Letter.pdf (/document/4177924b-1205-4800-8c25-c1ffcc7fb2bb)
Appeal Appendix NJA01 - Decision Notice for Application Ref DC251949 at Duckmoor Barn.pdf (/document/4b63909c-a0cb-4c9d-aeed-cb414776075e)
Appeal Appendix NJA03 - Delegated Report for Application Ref DC250789 at Land North of Freeland House.pdf (/document/89b7d058-ca6d-4013-9042-f54ca084b60c)
Appeal Appendix NJA04 - Appeal Decision APPJ1860W223294191 at Woodend Farm.pdf (/document/01de5c60-a4bc-4c64-b3d8-f9625214e410)