

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

Alexandra House

Address Line 2

11 Queen Street

Address Line 3

-

Town/City

Horsham

County

-

Postcode

RH13 5AA

Description of site location must be completed if postcode is not known:

Easting (x)

517593

Northing (y)

130390

Description of site location

-

Applicant Details

Name/Company

Title

MR

First Name

MATT

Surname

SPRIGGE

Address

Address Line 1

Alexandra House

Address Line 2

11 Queen Street

Address Line 3

-

Town/City

Horsham

County

-

Country

-

Postcode

RH13 5AA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

-

First Name

DMA BUILDING DESIGNS

Surname

-

Company Name

-

Address

Address Line 1

UNIT 4B RUDGWICK BRICKWORKS

Address Line 2

LYNWICK STREET

Address Line 3

-

Town/City

RUDGWICK

County

WEST SUSSEX

Country

United Kingdom

Postcode

RH12 3UW

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

CHANGE OF USE FROM OFFICE TO RETAIL AT;
GROUND FLOOR UNIT, ALEXANDRA HOUSE
11 QUEEN STREET, HORSHAM, WEST SUSSEX, RH13 5AA

Has the work already been started without consent?

☐ Yes

☒ No

Site Information

Site Area

121.32 sq. metres

Existing Use

Current Use of Site

POP UP, TEMPORARY, COFFEE SHOP

Is the Site Currently Vacant?

☐ Yes

☒ No

Is the Land Known to Be Contaminated?

☐ Yes

☒ No

Is the Land Suspected to Be Contaminated?

☐ Yes

☒ No

Is the Proposed Use Vulnerable to Contamination?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

☐ Yes

☒ No

Reason 1

Reason for Exemption

Development subject to the de minimis exemption (development below the threshold)

Site Size

Under 25 square meters

Justification

INTERNAL WORKS ONLY

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

No

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

☐ Yes

☒ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes

☐ No

Details

EXISTING

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

EXISTING

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Section A – Proposed

Housing Categories

Market Housing

Market Housing

Bedsit Studio

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
1	0	0	0	0	1

Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
1	0	0	0	0	1

Section B – Existing

Housing Categories

Market Housing

Market Housing

Bedsit Studio

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
1	0	0	0	0	1

Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
1	0	0	0	0	1

Section C – Overall Totals

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Proposed	1	0	0	0	0	1
Existing	1	0	0	0	0	1
Net Gain/Loss	0	0	0	0	0	+0

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☒ Yes
- ☐ No

Use Class	Existing GIA (m²)	GIA Lost (m²)	Total New GIA (m²)	Net Additional GIA (m²)
E(b) - Sale of food and drink for consumption mostly on the premises	37	0	37	0
Totals	37	0	37	0

Employment

Will There Be Existing or Proposed Employees?

- ☒ Yes
- ☐ No

Existing Employees

Full-time: 1, Part-time: 1, Total FTE: 1.5

Proposed Employees

Full-time: 1, Part-time: 1, Total FTE: 1.5

Hours of Opening

Are Hours of Opening Relevant?

- ☒ Yes
- ☐ No

Use Class	Mon-Fri	Saturday	Sun/Bank Holiday
E(b)	07:00-17:00	07:00-17:00	08:00-16:00

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ☐ Yes
- ☒ No

Waste Management

Is This a Waste Management Development?

- ☐ Yes
- ☒ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Applicant

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer Name

Title

-

First name

Jacques

Last name

Burrowes

Reference

DC/26/0548

Date (must be pre-application submission)

03/06/2026

Hope you are well. I have copied excerpts from my email exchange to your agent. I hope this is sufficient for you.

"I think the application type submitted in incorrect and after discussing with a senior I recommend you withdraw and submit for full planning permission. Having read the planning statement and the application form we believe you have started development ("Since that time, the property has been acquired by SPR Property & Development Ltd. who are in the process of implementing the proposed conversion..."). We believe, if you had not started development, you would have needed to submit a new Class MA application as the proposal would have been different to that what was originally approved under the first prior approval DC/25/0215. However, since you have started this new development, the permitted prior approval is not being enacted and can't be regularised by a certificate of lawful development and therefore the prior approval route cannot be used. To now regularise the development, you will need to submit a full planning permission"

"We can't move the fee to my knowledge as it is a completely different app type. [Regarding why the application was validated] Our validation team are not officers so whilst they know a lot, they aren't expected to know things [like what application should be submitted for a specific development, especially when it comes to complicated classes of the GPDO]. The prior approval will likely have bearing if an application is submitted but I could not comment on acceptability in totality"

Information for full planning permission is on our website <https://www.horsham.gov.uk/planning/planning-applications/types-of-planning-application/applications/full-application>. I believe your agent should be aware of what would be usually expected for an application such as this. As for reports, I wouldn't want to say to go and get these specific reports commissioned and then they not be required so it may be worth waiting for consult response for this.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Agent

Title

-

First Name

-

Surname

DMA BUILDING DESIGNS

Declaration Date

19/06/2026

Declaration Made

☒ Yes

☐ No

Declaration

I/We hereby apply for Application for Planning Permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ I / We agree to the outlined declaration

Signed

MATT SPRIGGE

Date

22/06/2026