



Horsham  
District  
Council



Mr Nikolas Antoniou  
The Beehive  
City Place  
Gatwick  
RH6 0PA

Our Ref: SDNP/21/02696/FUL  
Contact: Guy Everest  
Officer:  
Tel. No.: 01403 215633

7th January 2022

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Applicant Name:** Ms Louise Weeks  
**Proposal:** Use of outbuilding as self-catering holiday let

**Site Address:** Great Drove Farm , Bostal Road, Steyning, BN44 3PD

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). If you have any questions, please contact [CIL@southdowns.gov.uk](mailto:CIL@southdowns.gov.uk) or tel: 01730 814810.***

Yours faithfully



**TIM SLANEY**  
Director of Planning  
South Downs National Park Authority

Development Management, Horsham District Council,  
Parkside, Chart Way, Horsham, RH12 1RL  
Tel: 01403 215187 Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
APFULZ

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TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: SDNP/21/02696/FUL  
Applicant Name: Ms Louise Weeks  
Proposal: Use of outbuilding as self-catering holiday let  
Site Address: Great Drove Farm , Bostal Road, Steyning, BN44 3PD

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby GRANTS Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 7th July 2021.

This permission is subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

3. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. The residential accommodation hereby permitted, as indicated on the approved plans, shall be managed in accordance with the following:
  - i) The accommodation shall be occupied for holiday and short-term let purposes only;
  - ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
  - iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
  - iv) The accommodation shall at all times be managed and supervised in association with Great Drove Farm;
  - v) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short-term holiday tourist accommodation.

#### INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

#### Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Location and Block	LC01	REV B	17.05.2021	Approved
Plans - Proposed Floor Plan	PR01	REV B	17.05.2021	Approved
Plans - Proposed Elevations and Visualisations	PR02	REV A	17.05.2021	Approved



Plans - Existing Elevations and Visualisations	EX02	REV A	17.05.2021	Approved
Plans - Existing Floor Plans	EX01	REV A	17.05.2021	Approved
Reports - Planning, Design and Access Statement	NONE		17.05.2021	Approved
Reports - Ecosystems Services Statement	NONE		17.05.2021	Approved
Reports - Landscape and Visual Impact Assessment: Baseline Assessment Checklist	NONE		17.05.2021	Approved
Reports - Landscape Appraisal	NONE		17.05.2021	Approved

**Reasons:** For the avoidance of doubt and in the interests of proper planning.



**TIM SLANEY**  
 Director of Planning  
 South Downs National Park Authority  
 7th January 2022

## NOTES TO APPLICANTS / AGENTS

### Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

### Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority 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.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk) or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

#### Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 - THE APPOINTMENT OF PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR.

IF YOU NEED ANY FURTHER INFORMATION OR INDEPENDENT ADVICE ON UNDERTAKING YOUR CDM REGULATIONS DUTIES, PLEASE CONTACT: THE ASSOCIATION FOR PROJECT SAFETY, 5 NEW MART PLACE, EDINBURGH EH141RW TEL: 08456 121 290 EMAIL: [INFO@APS.ORG.UK](mailto:INFO@APS.ORG.UK) YOU CAN VISIT THE HSE AND APS WEBSITES FOR MUCH MORE INFORMATION AT: [WWW.HSE.GOV.UK](http://WWW.HSE.GOV.UK) AND [WWW.APS.ORG.UK](http://WWW.APS.ORG.UK) RESPECTIVELY.

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-  INDICATES - WARNING
-  INDICATES - COMPULSORY INSTRUCTION
-  INDICATES - FOR INFORMATION
-  INDICATES - PROHIBITIVE INSTRUCTION

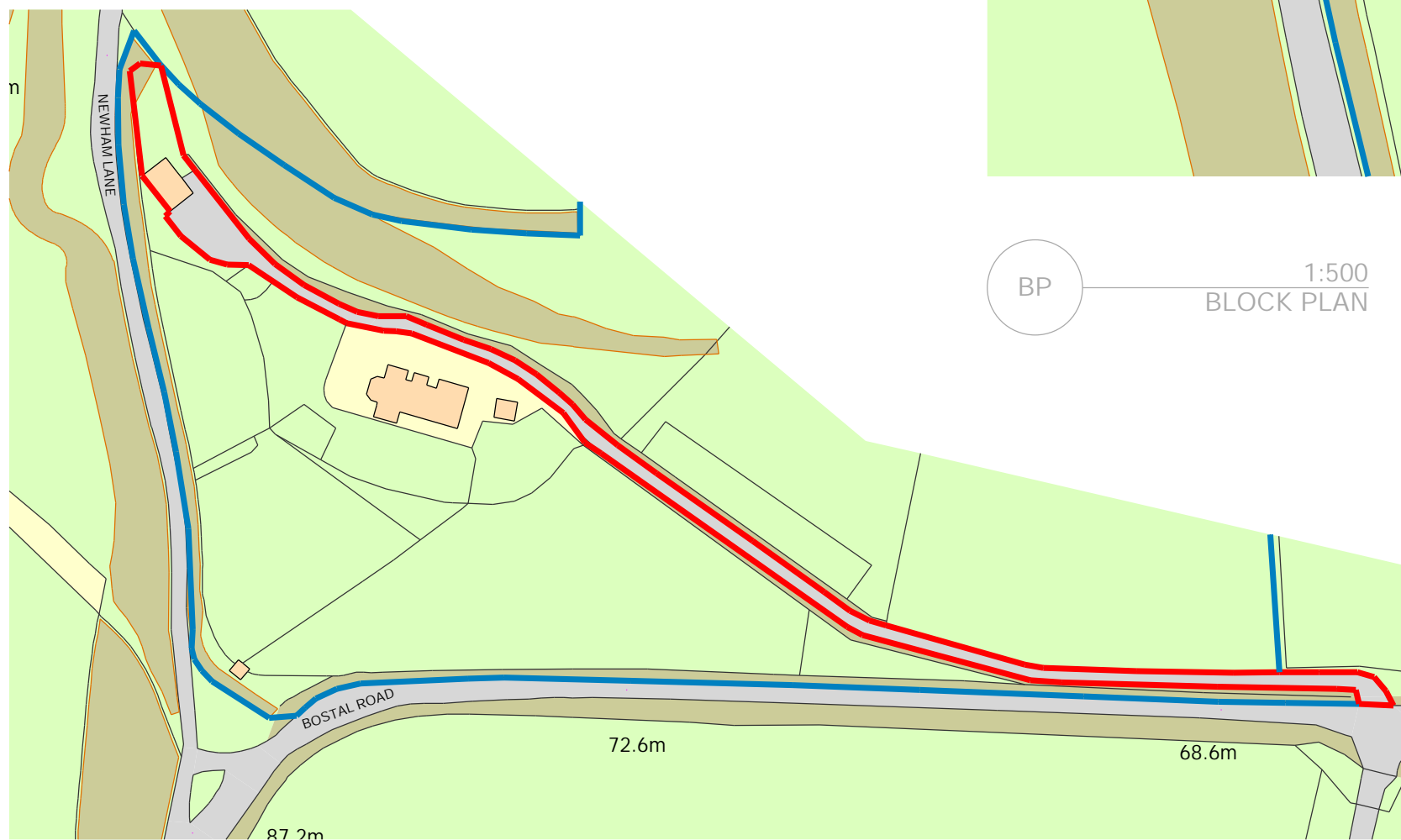
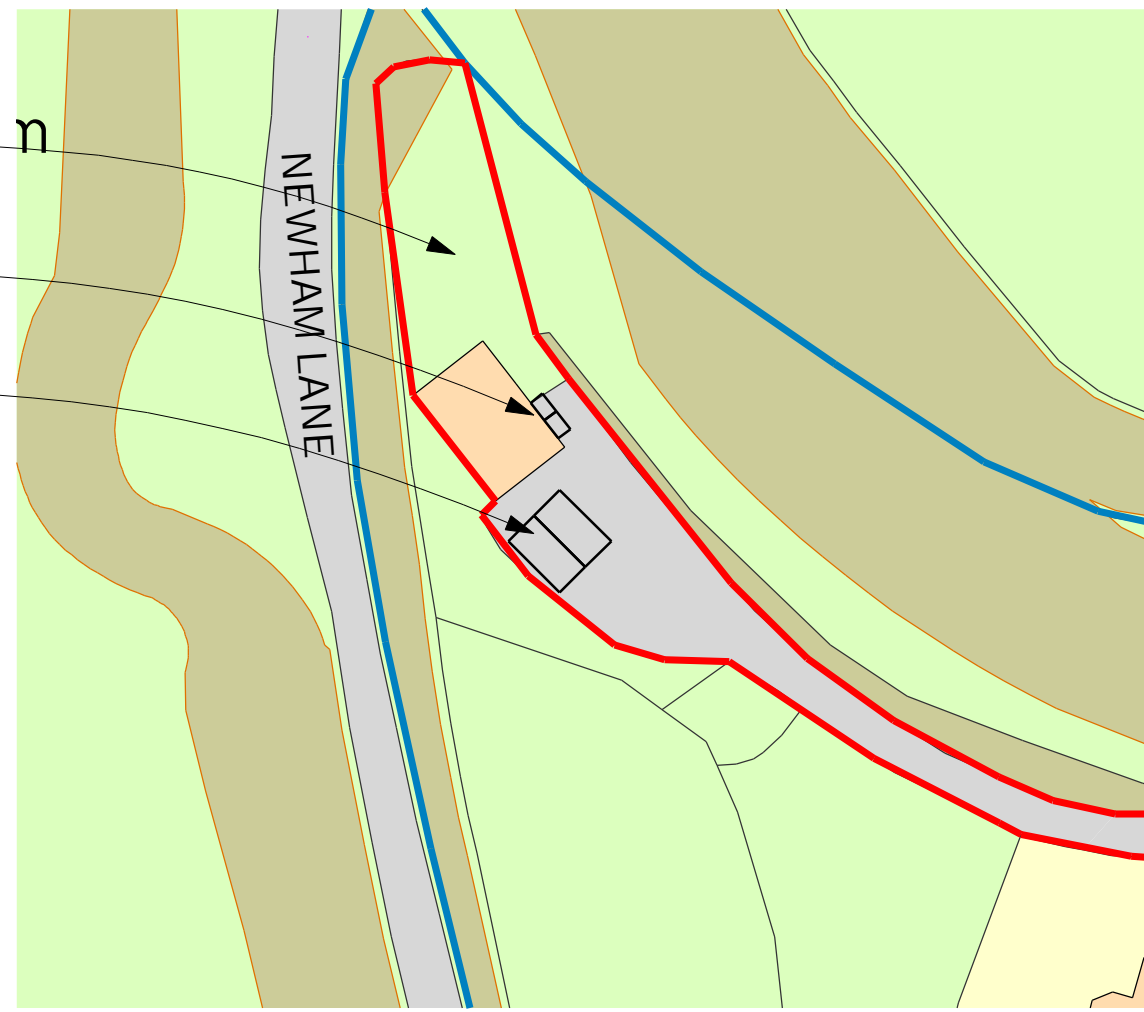
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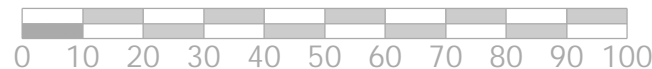
HOLIDAY LET AMENITY AREA.

ALLOCATED AREA FOR BIN STORE AND SECURE CYCLE STORAGE, SHOWN INDICATIVELY.


ALLOCATED PARKING AREA [2NO SPACES], SHOWN INDICATIVELY.




BP 1:500 BLOCK PLAN



LP 1:1250 LOCATION PLAN

 APPLICATION BOUNDARY [1105 SQ.M]

 BOUNDARY OF OTHER LAND OWNED BY THE APPLICANT NOT ASSOCIATED WITH THE APPLICATION.

B	PLANNING ISSUE	10.05.21	MAB
A	CLIENT AMENDMENTS	29.04.21	MAB
Rev.	Amendments	Date	Drw.

**PS PHILIPS SURVEYORS**  
 BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

PHILIPS SURVEYORS LLP, THE OLD COACH HOUSE, 78 LOWER STREET, PULBOROUGH, WEST SUSSEX, RH20 2AA  
 TEL 01798 873222 FAX 01798 873444  
 EMAIL [INFO@PHILIPS-SURVEYORS.CO.UK](mailto:INFO@PHILIPS-SURVEYORS.CO.UK)  
 WWW.PHILIPSCHARTEREDSURVEYORS.CO.UK 

CLIENT:  
 MS L WEEKS  
 GREAT DROVE FARM, BOSTAL ROAD,  
 STEYNING, WEST SUSSEX. BN44 3PD

PROJECT:  
 CONVERSION OF OUT-BUILDING INTO  
 HOLIDAY LET  
 GREAT DROVE FARM, BOSTAL ROAD,  
 STEYNING, WEST SUSSEX. BN44 3PD

DRAWING TITLE:  
 PLANNING  
 LOCATION & BLOCK PLAN

DRAWN: MAB	JOB NO: 2369/21	SCALE @ A3: As Shown
CHECKED: PGA	DRAWING NO: LC01	REV: B
DATE: MAY 21		

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PROPOSED TOTAL GIFA - 103.5 SQ.M

Rev.	Amendments	Date	Drw.
B	PLANNING ISSUE	10.05.21	MAB
A	CLIENT AMENDMENTS	28.04.21	MAB

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 BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

PHILIPS SURVEYORS LLP, THE OLD COACH HOUSE, 78 LOWER STREET, PULBOROUGH, WEST SUSSEX, RH20 2AA  
 TEL 01798 873222 FAX 01798 873444  
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[WWW.PHILIPSHARTEREDSURVEYORS.CO.UK](http://WWW.PHILIPSHARTEREDSURVEYORS.CO.UK)

CLIENT:  
 MS L WEEKS  
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 STEYNING, WEST SUSSEX. BN44 3PD

PROJECT:  
 CONVERSION OF OUT-BUILDING INTO  
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 GREAT DROVE FARM, BOSTAL ROAD,  
 STEYNING, WEST SUSSEX. BN44 3PD

DRAWING TITLE:  
 PLANNING  
 PROPOSED FLOOR PLANS

DRAWN: MAB	JOB NO: 2369/21	SCALE @ A1: As Shown
CHECKED: PGA	DRAWING NO: PR01	REV: B
DATE: MAY 21		

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