Horsham District Council

Mr Nicholas Sutton
Cosmo Empire limited
Lock House
Lock
Partridge Green
West Sussex
RH13 8EG

Application Number: DC/24/1667

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of:

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Conversion of a single dwelling to 5no. dwellings and conversion of the existing garage block with flat to single dwelling. (Full Application).

Lock House Lock Partridge Green West Sussex

as shown on Plan and Application Number DC/24/1667 submitted to the Council on 25/10/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would, when considered cumulatively, result in the dilution and erosion of the understanding and appreciation of the designated heritage asset, with the level of activity, parking, and paraphernalia associated with daily living having a detrimental impact on the cohesiveness of the Listed Building and its setting. The proposal would therefore result in less than substantial harm to the significance and special interest designated heritage asset, where the public benefits would not outweigh the harm as identified, contrary to Policy 34 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Ground No Extension	NONE	25.10.2024
Floor plan	Proposed Ground No Extension	NONE	25.10.2024
Plans	Proposed Landscape	NONE	25.10.2024

Floor plan	Proposed First Floor No Extension	NONE	25.10.2024
Floor plan	Proposed Basement	NONE	25.10.2024
Supporting Docs	Water Neutrality Statement	NONE	25.10.2024
Elevation plan	Proposed	2310LO_R0_100 REV 000	25.10.2024
Elevation plan	Proposed	2310LO_R0_101 REV 000	25.10.2024
Floor plan	Proposed First No Extension	NONE	25.10.2024
Floor plan	Proposed First No Extension	NONE	25.10.2024
Floor plan	Proposed Second No Change	NONE	25.10.2024
Floor plan	Proposed Basement	NONE	25.10.2024
Floor plan	Proposed Garage and Flat	NONE	25.10.2024
Location plan		NONE	25.10.2024

Note To Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Emma Parkes
Head of Development and Building Control

Date: 17/01/2025

ADDITIONAL INFORMATION

Right of Appeals

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 the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for 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.