

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/26/0766

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

On behalf of: Mr and Mrs Allen

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:

**Erection of 1no. self-build dwelling and conversion of existing barn to form home office.
Construction of associated driveway.**

Town Barn Dragons Green Road Shipley West Sussex

as shown on Plan and Application Number DC/26/0766 submitted to the Council on 12/05/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed dwelling would result in a new residential development in the countryside, in a location remote from everyday services and facilities, where future occupiers would be heavily reliant on private vehicle use. By reason of its isolated and prominent siting within an undeveloped agricultural field, the development would erode the rural character of the area and would not represent a form of development that is essential to a countryside location. The proposal fails to accord with the established spatial strategy for directing development to sustainable locations and is not supported by any site allocation within the development plan. Accordingly, the proposal is contrary to Policies 2, 3, 4 and 26 of the Horsham District Planning Framework (2015), and Policy Ship HD1 of the Shipley Neighbourhood Plan (2021).
- 2 The proposed dwelling, by virtue of its isolated and prominent position within an open agricultural field, would introduce an incongruous form of development that would detract from the rural character, landscape quality and visual amenity of the countryside. The scale and siting of the development, in an area with limited existing built neighbouring form and little natural screening, would result in harm to the character and appearance of the landscape and would fail to respect the prevailing development pattern. Accordingly, the proposal is contrary to Policies 32, 33 and 25 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing	25581/P100 REV P1	12.05.2026

Block plan	Proposed	25581/P101 REV P1	12.05.2026
Block plan	Proposed	25581/P101	12.05.2026
Floor plan	Proposed dwelling ground and first	25581/P102	12.05.2026
Elevation plan	Proposed dwelling and roof	25581/P103	12.05.2026
Elevation plan	Proposed dwelling	25581/P104	12.05.2026
Elevation & Floor plan	Existing barn	25581/P105	12.05.2026
Elevation & Floor plan	Proposed barn	25881/P106	12.05.2026
Supporting Docs	Covering letter	25/179	12.05.2026
Supporting Statement	Preliminary Ecological Appraisal	NONE REV 1	12.05.2026
Supporting Statement	Energy and Sustainability Statement	NONE	12.05.2026
Design & Access Statement		NONE	12.05.2026
Site Plan	Landscape Plan	Sht-1	25.06.2026
Supporting Statement	Landscape Scheme	NONE	25.06.2026
Supporting Statement	Heritage Statement	NONE	21.05.2026

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 29/07/2026

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>.