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Application Number: DC/26/0717

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

On behalf of: Mr Sean Bidwell

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 a two storey rear extension.

Cibses Cottage Kidders Lane Henfield West Sussex

as shown on Plan and Application Number DC/26/0717 submitted to the Council on 03/06/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development, by reason of its bulk, mass and form, would represent an incongruous, dominant and visually intrusive addition which would be disproportionate to the scale and proportions of the host building. The development would harm the character and appearance of the site and would be contrary to policies 28, 32 and 33 of the Horsham District Planning Framework (2015), and Policy 12 of the Henfield Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		2601CI_000	19.05.2026
Supporting Statement	Planning	NONE	01.05.2026
Block plan	Existing and Proposed	2601CI_001	01.05.2026
Elevation plan	Existing and Proposed East	2601CI_200	01.05.2026
Floor plan	Existing and Proposed First	2601CI_101	01.05.2026
Floor plan	Existing and Proposed Ground	2601CI_100	01.05.2026
Elevation plan	Existing and Proposed North	2601CI_201	01.05.2026
Floor plan	Existing and Proposed Second	2601CI_102	01.05.2026
Elevation plan	Existing and Proposed North	2601CI_203	01.05.2026
Elevation plan	Existing and Proposed West	2601CI_202	01.05.2026

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. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. 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>.