



Mr Mike Tibbotts
Heritage Architecture
Lingate House
Address Line 2
Oakcroft Road
West Byfleet
KT14 6JH

Application Number: DC/26/0870

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

On behalf of: Mr Kevin Hutchinson

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:

Permission in Principle for the erection of 1no. replacement detached two-storey dwelling following demolition of existing residential annexe.

The Little House, Shoreham Road, Small Dole, Henfield

as shown on Plan and Application Number DC/26/0870 submitted to the Council on 09/06/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development would be located within an unsustainable location in the countryside, beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. Further, the site does not benefit from sustainable links to services and facilities meaning occupants would be reliant on the private car for all journeys. The development would therefore be unsustainably located, contrary to policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and policies 115, 117 and 125(c) of the NPPF.
- 2 The proposal would encroach into the 15-metre buffer zone for surrounding Ancient Woodland with no evidence provided to demonstrate that loss and/or deterioration of an irreplaceable habitat would be avoided. The proposal is therefore contrary to Policy 31 of the Horsham District Planning Framework (2015) and paragraph 193(c) of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	HA/2358	27.05.2026
Elevation & Floor plan	Proposed	HA / 2358 / P / 1 REV 1	27.05.2026
Elevation & Floor plan	Existing annexe and outbuilding	HA / 2358 / P / 2 REV 1	27.05.2026
Location & Site plan	Proposed	HA / 2358 / P / 3	27.05.2026

		REV 1	
Location & Site plan	Existing	HA / 2358 / P / 4 REV 1	27.05.2026

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: 31/07/2026

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>.