



Mr Jake McLewee
Architecture by Jake
Unit O
Cobblestone Walk
74 High Street
Steyning
West Sussex
BN44 3RD

Application Number: DC/26/0846

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

On behalf of: John and Suzy Lough

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 and alterations to fenestration.

8 Church Street Steyning West Sussex BN44 3YB

as shown on Plan and Application Number DC/26/0846 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 extension, by virtue of its design and form, would appear out of context to the character and appearance of the existing dwelling and wider area, which would appear as an incongruous addition to the host dwelling in this setting, and would be read as a visually discordant addition. The proposal would fail to preserve the character of the Steyning Conservation Area and harm the settings of the neighbouring listed buildings contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policy 3 of the Steyning Neighbourhood Development Plan (2022).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage Statement	A 556-12	09.06.2026
Location plan	Location Plan	NONE	22.05.2026
Design & Access Statement	Design Statement	A 556-1	22.05.2026
Floor plan	Existing Ground Floor Plan	A 556-2	22.05.2026
Floor plan	Proposed Ground Floor Plan	A 556-3	22.05.2026
Floor plan	Existing First Floor Plan	A 556-4	22.05.2026
Floor plan	Proposed First Floor Plan	A 556-5	22.05.2026
Roof plan	Existing Roof Plan	A 556-6	22.05.2026

Roof plan	Proposed Roof Plan	A 556-7	22.05.2026
Elevation plan	Existing Elevations	A 556-8	22.05.2026
Elevation plan	Proposed Elevations	A 556-9	22.05.2026
Plans	3D Visual	A 556-10	22.05.2026
Block plan	Block Plan	A 556-11	22.05.2026

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: 04/08/2026

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>.