Horsham District Council

Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref:	DC/24/1401
Your ref:	RAIDONS ANNEXE
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	4th November 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 1, Class AA

Prior Approval for the enlargement of existing dwellinghouse by erection of an additional storey resulting in an increase in height of 2.59m.

Raidons, Annexe Nutbourne Lane Nutbourne West Sussex

Further to the above notification which was received on 11 September 2024, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The proposed windows, serving two bedrooms, to the front elevation would overlook the main dwelling on site, Raidons, as well as the garden area resulting in significant amenity harm due to an unacceptable level of overlooking to adjoining premises, contrary to AA2(3)(i). The proposal would therefore fail to comply with AA.2(3)(i) of Class AA of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development).

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	PEV1 REV A	11.09.2024
Floor plan	Proposed	PFP1 REV A	11.09.2024
Elevation & Floor plan	Existing	EFP1 REV A	11.09.2024
Block plan		EBP REV A	11.09.2024

Planning permission is therefore required for the proposed development.

Appeals to the Secretary of State
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 this decision notice for a ‘minor commercial’ (shop front) application, and within 6 months for most 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.

Yours faithfully



Emma Parkes
Head of Development and Building Control