Horsham District Council

Mr Alex Page
Archevolve
3 The Square
Storrington
West Sussex
RH20 4DJ

Application Number: DC/26/1437

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

On behalf of: Mr Graham Miller

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 single storey side and rear extensions.

Ivy Cottage Brighton Road Lower Beeding Horsham

as shown on Plan and Application Number DC/26/1437 submitted to the Council on 08/09/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed extension would result in a conspicuous addition that imposes upon and overwhelms the traditional form, proportions and detailing of the historic cottage. The additional mass is considered will not integrate comfortably with the cottage and will disrupt an appreciation of its architectural and historic interest, and would have a harmful impact on the character of the conservation area, with no public benefit arising from this scheme, contrary to Policies 28, 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policies HE4 and HE6 of the National Planning Policy Framework (2026).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		6234	24.08.2026
Elevation plan	Existing	ARC/ 241/ 26/ 02	24.08.2026
Floor plan	Existing and roof plan	ARC/ 241/ 26/ 01	24.08.2026
Location & Site plan	Proposed	ARC/ 0241/26/09	24.08.2026
Location & Site plan	Existing	ARC/ 241/ 26/ 04	24.08.2026
Section plan	Existing	ARC/ 241/ 26/ 03	24.08.2026
Floor plan	Proposed ground and first	ARC/ 241/ 26/ 05	24.08.2026
Elevation plan	Proposed	ARC/ 241/ 26/ 07	24.08.2026
Roof plan	Proposed	ARC/ 241/ 26/ 06	24.08.2026
Section plan	Proposed	ARC/ 241/ 26/ 08	24.08.2026

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: 30/10/2026

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.