Horsham District Council

Mr Dave Batey
Deacon and Richardson Architects
253 Ditchling Road
Brighton
BN1 6JD

Application Number: DC/25/0935

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

On behalf of: Mr Ford Medical Centre Developments (GB) Ltd

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:

Alterations to existing boundary wall.

The Glebe Surgery The Glebe Storrington West Sussex

as shown on Plan and Application Number DC/25/0935 submitted to the Council on 26/06/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The reduction in the boundary wall height would result in unacceptable harm to the residential amenity of occupiers at Nos. 1 and 2 The Glebe by allowing headlight glare into habitable room windows and by removing essential visual screening secured through the original consent, and the reduction in height will not increase the visibility for incoming vehicles as parked cars in the car park will continue to obscure sightlines. The proposal is therefore contrary to HDPF Policy 24 (Environmental Protection) and HDPF Policy 33 (Development Principles) and fails to accord with NPPF paragraph 198(c) and NPPF paragraph 135(f).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	04.06.2025
Elevation plan	Existing & Proposed Boundary Wall	3527.PL.900 revision B	24.07.2025
Block plan	Existing Site & Block Plan	3527.EX.500	26.06.2025

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: 29/09/2025

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.