Horsham District Council

Mr Paul Harrison
1 Colesberg
26 Church Hill
Arnside
Cunbria
LA50DJ

Application Number: DC/25/0117

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

On behalf of: Mr James Nugent

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:

Replacement dwelling together with a new garage and conversion of the existing Lodge into additional garage and workshop.

Wineham Place, The Lodge Wineham Lane Wineham West Sussex

as shown on Plan and Application Number DC/25/0117 submitted to the Council on 14/02/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed replacement dwelling, by virtue of its full two-storey scale, increased massing, represents a significant departure from the approved scheme under DC/20/0079, which comprised a modest, one-and-a-half storey chalet-style dwelling considered proportionate to the original bungalow. The revised design results in a building that is substantially larger than the existing dwelling and introduces an incongruous and dominant form that is not characteristic of the surrounding rural locality. The proposal therefore represents a disproportionate replacement that fails to respect the character and scale of the original building and immediate countryside setting, contrary to the requirements of Policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and the NPPF.

2 The proposed development lies in close proximity to a number of mature trees that make a significant contribution to the rural character of the site and the approach along Wineham Lane. No Arboricultural Impact Assessment or Tree Survey, including Root Protection Area (RPA) plans, has been submitted in support of the application. In the absence of this information, it has not been demonstrated that the proposal could be undertaken without resulting in harm to existing trees either through direct impact or through encroachment into RPAs during construction or landscaping works. The lack of this detail conflicts with Policies 25 and 33 of the Horsham District Planning Framework (2015) and the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.02.2025
Design & Access Statement		NONE	24.01.2025
Floor plan	Proposed	2406/002	24.01.2025
Roof plan	Proposed	2406/003	24.01.2025
Elevation plan		2406/004	24.01.2025
Block plan		2406/001	24.01.2025
Elevation & Floor plan	Existing and proposed	2406/006	24.01.2025
Elevation & Floor plan	Proposed garage roof	2406/005	24.01.2025
Supporting Statement	Water neutrality	NONE	24.01.2025
Supporting Statement	Preliminary Ecological Appraisal	NONE	29.05.2025

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: 22/07/2025

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.