Horsham District Council

Mr Minh Nguyen
2 Thornscroft
Steyning
West Sussex
BN44 3RP

Application Number: DC/24/1537

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

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 of existing single storey timber porch with new masonary porch and erection of a first floor extension over. Demolition of existing summerhouse and pergola and erection of a single storey rear extension.

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as shown on Plan and Application Number DC/24/1537 submitted to the Council on 02/10/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The rear extension, by reason of its scale, massing, and design, would fail to respect the form and proportions of the host building, appearing instead an overly dominant, cramped and intrusive addition to the host building. Further, by reason of its siting and height along the shared western boundary the rear extension would result in an unacceptable loss of amenity for occupants of the adjoining property. The proposal is therefore considered contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 3 of the Steyning Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	02 REV A	02.10.2024
Floor plan	Proposed	03 REV A	02.10.2024
Elevation plan	Proposed and Sections	04 REV A	02.10.2024
Block plan	Site	01 REV A	02.10.2024
Location plan		NONE	02.10.2024

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: 27/11/2024

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.