Horsham District Council

Mr Jake McLewee
Architecture by Jake
Unit O
Cobblestone Walk
74 High Street
Steyning
West Sussex
BN44 3RD

Application Number: DC/24/1922

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

On behalf of: Luke McCabe and Jess Jones

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:

Demolition of existing side garage and erection of a two storey side and rear extension. Installation of three rooflights to the front elevation.

29 Kings Stone Avenue Steyning West Sussex BN44 3FJ

as shown on Plan and Application Number DC/24/1922 submitted to the Council on 10/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by reason of its design and mass, is not considered to be sympathetic to the prevailing character or proportions of the host building and would off-balance the pair of semi-detached dwellings of which the application site forms part. The development would be an incongruous addition and appear intrusive and overbearing, resulting in harm to the built character and visual amenity of the site and surrounding area. The development would therefore be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy SNDP3 of the Steyning Neighbourhood Development Plan 2019-2031.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations	A 445-8_2	10.12.2024
Plans	Rear 3D Visual	A 445-9_2	10.12.2024
Block plan	Block Plan	A 445-10_2	10.12.2024
Floor plan	Existing GF Plan	A 445-1_2	10.12.2024
Floor plan	Proposed GF Plan	A 445-2_2	10.12.2024
Floor plan	Existing 1F Plan	A 445-3_2	10.12.2024
Floor plan	Proposed 1F Plan	A 445-4_2	10.12.2024
Roof plan	Existing Roof Plan	A 445-5_2	10.12.2024

Roof plan	Proposed Roof Plan	A 445-6_2	10.12.2024
Elevation plan	Existing Elevations	A 445-7_2	10.12.2024
Location plan		NONE	10.12.2024

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: 03/02/2025

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. 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.