



Mr Gareth Evans  
White and Sons  
3 Massetts Road  
Horley  
Surrey  
RH1 7PR

Application Number: DC/21/1200

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

On behalf of: Mr J Bailey

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:

**Temporary stationing of residential cabin.**

**Windacres Farm Church Street Rudgwick West Sussex**

as shown on Plan and Application Number DC/21/1200 submitted to the Council on 29/04/2021. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The temporary residential dwelling is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. It has not been demonstrated to the satisfaction of the Local Planning Authority that the development is essential to its countryside location and that there is an essential and functional need for a rural worker to live on-site. Consequently, the application represents inappropriate and unjustified development within the countryside, contrary to Policies 1, 3, 4, 20 and 26 of the Horsham District Planning Framework (2015).
- 2 The temporary residential dwelling would introduce an inappropriate, incongruous and obtrusive built form into a sensitive countryside location that would fail to relate sympathetically to the character and visual amenity of the surrounding landscape, contrary to Policies 25 and 33 of the Horsham District Planning Framework (2015).

**Schedule of plans/documents:**

| Plan Type            | Description | Drawing Number | Received Date |
|----------------------|-------------|----------------|---------------|
| Floor plan           | Floor Plan  | WF/TRA/4       | 29.04.2021    |
| Block plan           |             | NONE           | 29.04.2021    |
| Location plan        |             | NONE           | 29.04.2021    |
| Site plan            |             | NONE           | 29.04.2021    |
| Supporting Statement | Planning    | NONE           | 29.04.2021    |

|                      |                        |          |            |
|----------------------|------------------------|----------|------------|
| Supporting Statement | Agricultural Statement | NONE     | 29.04.2021 |
| Supporting Statement | Crime Stats            | NONE     | 29.04.2021 |
| Supporting Statement | House Search           | NONE     | 29.04.2021 |
| Elevation plan       | Elevations Plan        | WF/TRA/3 | 29.04.2021 |

### **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: 08/09/2021

### **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](mailto: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>.