Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/24/1736

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

On behalf of: Mr and Mrs S Jefferies

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 dwelling. Construction of replacement dwelling with detached garage/garden store.

Bowood, Bashurst Copse, Itchingfield, West Sussex

as shown on Plan and Application Number DC/24/1736 submitted to the Council on 15/11/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The significant scale of the proposed development and its generic suburban design would result in overdevelopment of the site, being of a scale, height, proportion, and siting that would have an overbearing impact upon the visual amenities of the street scene, detracting from recognised build pattern and character of the wider street scene. In addition, the design of the proposed dwelling would vary greatly from the existing dwelling. The proposed development would therefore be contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate the proposal would not cause a loss or deterioration of the ancient woodland. This is particularly pertinent given the proposed location of the dwelling, within the 15m buffer area for the ancient woodland. Furthermore, insufficient justification for any loss or deterioration has been provided. This lack of demonstration is contrary to Policies 31 and 33 of the HDPF and paragraph 193 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		Water Neutrality Statement	11.11.2024
Supporting Statement		Bat Survey	08.11.2024
Site plan	Proposed	01	08.11.2024
Floor plan	Proposed Ground	02	08.11.2024
Floor plan	Proposed First	03 REV E	15.11.2024
Floor plan	Proposed Second	03a	08.11.2024

Roof plan	Proposed	03b	08.11.2024
Elevation plan	Proposed	04	08.11.2024
Section plan	Proposed	05	08.11.2024
Tree plan		STC-TRPP-BW-01 REV C	15.11.2024
Elevation plan	Proposed Garage	G01	08.11.2024
Section plan	Proposed Garage	G03	08.11.2024
Section plan	Existing and Proposed Site	SS01	08.11.2024
Section plan	Proposed	SS01a	08.11.2024

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 10/01/2025

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.