Horsham District Council

Mr Fred Randall
Scandia-Hus
Scandia-Hus Business Park
Felcourt Road
Felcourt
East Grinstead
RH19 2LP

Application Number: DC/23/2183

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

On behalf of: Mr and Mrs Conway

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:

Erection of a residential annexe building.

Heathside Veras Walk Storrington West Sussex

as shown on Plan and Application Number DC/23/2183 submitted to the Council on 13/12/2023. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would be able to function as a separate and independent dwelling unit and would be tantamount to the creation of a new dwelling in a countryside location. The dwelling is located outside of any defined built-up area, on a site not allocated within the Development Plan or within a made Neighbourhood Plan and it has not been demonstrated that it is essential to its countryside location. The self-contained unit of accommodation would be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within the main settlements and would create a reliance on private vehicles for access to everyday services and facilities. The development is therefore contrary to Policies 2, 3 26 and 28 of the Horsham District Planning Framework (2015).

2 The development, by reason of its siting, design, form and relationship with site boundaries and trees / landscaping, would represent an unsympathetic form of development which would be harmfully out of keeping with the character and appearance of the locality. The proposal is therefore contrary to policies 32 and 33 of the Horsham District Planning Framework (2015), Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan, and the Heath Common Design Statement.

3 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	13.12.2023
Site plan	Proposed	01 REV B	30.12.2023
Location plan		NONE	30.12.2023
Elevation & Floor plan	Proposed	X01 REV C	30.12.2023
Design & Access Statement	Planning	NONE	30.12.2023
Site plan	Existing	EX01 REV B	30.12.2023

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: 30/04/2024

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.