Horsham District Council

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

Application Number: DC/26/1207

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

On behalf of: Mrs Christine Wells

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 self-build dwelling and detached garage with new vehicle access from Black Gate Lane and associated driveway/car parking.

Cherrytree Cottage Pickhurst Lane Pulborough West Sussex

as shown on Plan and Application Number DC/26/1207 submitted to the Council on 17/08/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework or Pulborough Neighbourhood Plan. It is not considered that there are any material considerations which would outweigh this harm, with the development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015), Policy 1 of the Pulborough Neighbourhood Plan, and Policies S5, S6, CC2 and TR3 of the National Planning Policy Framework (2026).

2 The development through its siting, access arrangements, and relationship with important landscape features, would appear as an unsympathetic and poorly integrated form of development within this rural location. The proposal would fail to conserve and enhance the site's distinctive landscape character, including the contribution made by its tree cover and historic field boundaries, and would result in harm to the character and appearance of the area. The development would therefore be contrary to Policies 31, 32 and 33 of the Horsham District Planning Framework (2015), Policy 15 of the Pulborough Neighbourhood Plan and Policy DP3 of the National Planning Policy Framework (2026).

3 Insufficient information has been submitted to demonstrate that adequate visibility can be achieved at the proposed access onto Black Gate Lane. As such, it has not been demonstrated that the development would provide a safe and suitable access for all users, and the proposal is therefore contrary to Policy 40 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	04a A	17.08.2026
Floor plan	Proposed and Roof	X01a A	17.08.2026
Elevation plan	Front in colour	04B	29.07.2026
Section plan	Proposed outline A-A	05	29.07.2026
Elevation & Floor plan	Proposed garage	G01A	29.07.2026
Location plan		L01 REV A	29.07.2026
Site plan	Existing	SP01	29.07.2026
Site plan	Proposed	SP02A REV F	29.07.2026
Section plan	Site	SS01	29.07.2026
Tree plan	Protection	SHT-2	29.07.2026
Tree plan	Survey	SHT-1	29.07.2026

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: 12/10/2026

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.