Horsham District Council

Lucy Butler
Lytle Associates Architects
20 Quarry Street
Guildford
Surrey
GU1 3UY

Application Number: DC/24/0019

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

On behalf of: Lucy Butler - Lytle Associates

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:

Change of use and conversion of existing residential dwelling to provide 5 residential bedspaces for students with special educational needs and change of use and conversion of existing annexe and garages to provide an additional residential unit with 3 bedspaces.

Rapkyns Old Stable Guildford Road Broadbridge Heath West Sussex

as shown on Plan and Application Number DC/24/0019 submitted to the Council on 19/03/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 Notwithstanding previously submitted information, 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 179 and 180 of the National Planning Policy Framework (2021), 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
Elevation plan	A-C, as existing	2119_023	19.03.2024
Elevation plan	D-H, as existing	2119_024	19.03.2024
Elevation plan	A-C, as proposed	2119_027	19.03.2024
Elevation plan	D-H, as proposed	2119_028	19.03.2024
Location plan		2119_002 REV A	19.03.2024
Block plan		2119_004	19.03.2024
Floor plan	Ground and First (Old Stables), as existing	2119_020 REV A	19.03.2024

Floor plan	Ground (Annexe), as existing	2119_021 REV A	19.03.2024
Floor plan	Ground (Outbuildings), as existing	2119_022	05.01.2024
Floor plan	Ground and First (Old Stables), as proposed	2119_025 REV A	19.03.2024
Floor plan	Ground (Annexe), as proposed	2119_026 REV A	19.03.2024
Design & Access Statement	Heritage	NONE	19.03.2024
Supporting Statement	Water Neutrality	NONE	05.01.2024

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: 03/06/2024

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 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.