Horsham District Council

Gerald Moore
Gerald Moore RIBA
1 Exmoor Crescent
Worthing
BN13 2PL

Application Number: DC/24/0649

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

On behalf of: Mrs and Mrs A West

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 single storey rear lean-to extension and a first floor side extension over existing garage. Alterations to the existing conservatory to rear.

31 Irwin Drive Horsham West Sussex RH12 1NL

as shown on Plan and Application Number DC/24/0649 submitted to the Council on 26/04/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development by reason of its barn-end roof form would create a sense of bulk and mass which would be uncharacteristic of the existing dwelling and wider locality, and which would appear overbearing, result in a loss of light and have an unacceptable impact on neighbouring amenity. The proposal is therefore contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Energy	1771/22 REV B	26.04.2024
Photos	Montage	1771/22/P/06	26.04.2024
Location & Block plan	As approved	1771/22/P/01A	26.04.2024
Floor plan	Roof, as approved	1771/22/P/02A	26.04.2024
Elevation plan	As approved	1771/22/P/03A	26.04.2024
Floor plan	Roof, as existing	1771/22/P/04	26.04.2024
Elevation plan	As existing	1771/22/P/05	26.04.2024
Supporting Statement	Agent Cover letter	NONE	26.04.2024
Location & Block plan	As existing and proposed, and	1771/22/P/01B	26.04.2024

	Roof		
Floor plan	Roof, as proposed	1771/22/P/02B	26.04.2024
Elevation plan	As proposed	1771/22/P/03B	26.04.2024

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: 21/06/2024

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. 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.