Horsham District Council

Mr Scott Ellisdon
Ellisdon Architectural Associates
Woggo
Hophurst Hill
Crawley Down
RH10 4LP

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S192 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015

Application No: DC/25/1122

1. Refusal

Horsham District Council by this notice **refuses** the application made under s192 of the Town and Country Planning Act 1990 (as amended) dated 14th November 2025 (reference DC/25/1122) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Erection of a detached garage with associated access (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

Firwood House Bashurst Hill Itchingfield West Sussex

4. Reason for refusing this application

1 The development, namely the proposed formation of a new access, proposed installation of hard surfacing, and the proposed erection of new gates, as a single building operation, would not be permitted by Class B of Part 2 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended, Class F of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended and Class A of Part 2 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended respectively.

2 The development, namely the proposed erection of a garage, would not be permitted by Class E of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement	NONE	07.07.2025
Elevation & Floor plan	Proposed Garage	01	07.07.2025
Location & Block plan	Location & Block Plan	0S2 REV A	07.07.2025

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.



Emma Parkes
Head of Development and Building Control

Date: 14/11/2025