

Mr John Brown
Hooper Enterprise Associates Limited
11 St Marys Place
Shrewsbury
SY1 1DZ

Application Number: DC/26/0713

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

On behalf of: Ms N Frankland

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:

Demolition of existing residential annexe, and conversion of existing garage/outbuilding into a two bedroom dwelling with the erection of an extension.

Ashfolds Horsham Road Rusper West Sussex

as shown on Plan and Application Number DC/26/0713 submitted to the Council on 01/05/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development would be sited within an inappropriate 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 a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015).
- 2 The proposed development, by reason of its design, form and the introduction of a new independent dwelling within an existing outbuilding, would result in the formalisation of residential use and associated paraphernalia, including dedicated curtilage, parking and domestic activity. This would domesticate the site and introduce an incongruous residential incursion into the countryside, failing to respect the dispersed settlement pattern and eroding the rural character and appearance of the locality. The proposal is therefore contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015), and Policies RUS3 and RUS10 of the Rusper Neighbourhood Plan (2018-2031).
- 3 The applicant has failed to provide sufficient ecological information to enable the Local Planning Authority to fully assess the potential impact of the proposed development on legally protected species, specifically roosting bats, contrary to Policy 31 of the Horsham District Planning framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing Elevations	NJA010 / P1 / 02 REV P2	01.05.2026
Plans	Existing Roof, Ground and First Floor Plans	NJA010 / P1 / 01 REV P2	01.05.2026
Design & Access Statement	Design and Access Statement	NONE	01.05.2026
Supporting Docs	Unilateral Undertaking	NONE	01.05.2026
Supporting Docs	Preliminary Ecological Appraisal	NONE	01.05.2026
Elevation plan	Proposed Elevations	NJA010 / P1 / 04 REV P2	01.05.2026
Plans	Proposed Ground, First Floor and Roof Plan	NJA010 / P1 / 03 REV P2	01.05.2026
Location & Site plan	Location and Site Plan	NJA010 / P1 / 01 REV P1	01.05.2026
Supporting Docs	Water Neutrality Report	C3290B REV P4	01.05.2026

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: 26/06/2026

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>.