

Appeal 6016060

Submitted on 11 September 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Householder
Decision date	29 July 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Sean Bidwell
Contact details	Jemma Frankland Manorwood
What is your phone number?	
What is the address of the appeal site?	Cibses Cottage Kidders Lane Henfield BN5 9AD
What is the area of the appeal site?	4082
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	Yes
Do you know who owns the rest of the land involved in the appeal?	Yes, I know who owns all of the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Access for inspection	Yes to review the context of the site
Are there any health and safety issues on the appeal site?	No

What is the application reference number?	DC/26/0717
Enter the description of development that you submitted in your application	Erection of a two storey rear extension.
Did the local planning authority change the description of development?	No
Summarise why you are appealing	The appeal concerns the refusal of planning permission for a two-storey rear extension at Cibses Cottage, Kidders Lane, Henfield. The Council's sole reason for refusal alleges that the extension's bulk, mass and form, including its flat roof and roof terrace, would appear incongruous, dominant and visually intrusive, harming the host dwelling and site. The appellant argues that this conclusion does not reflect the site's actual context. The extension would be positioned entirely to the rear of a detached dwelling, would not be visible from neighbouring properties and would be substantially screened by established trees and hedgerows. Public views would be limited to partial and intermittent views from a nearby public right of way. No important view, designated landscape feature or heritage asset would be harmed. The flat-roofed design is presented as a deliberate and visually recessive response to the constraints of the existing dwelling. A pitched-roof extension would obstruct existing first-floor rear windows and make the rooms they serve unusable. The roof terrace would similarly be located at the rear and would not overlook neighbouring dwellings. The Council has identified no unacceptable effect on neighbouring amenity. The appellant therefore considers that excessive weight was placed on the extension's roof form without sufficient regard to its screened, rearward location and limited visibility. The proposal is said to be a proportionate extension that would not materially harm the character and appearance of the property or surrounding area, and the Inspector is consequently invited to allow the appeal.
Have there been any significant changes that would affect the application?	National policy changes NPPF published August 2026
Are there other appeals linked to your development?	No

Upload documents

Application form	Cibses App form.pdf (/document/fa0cc9f8-8281-40c8-bd4d-d304d93e0cfa)
Decision letter	Cibses DN.pdf (/document/502305f0-7745-4789-beee-d62598431459)
Do you want to apply for an award of appeal costs?	No