



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/25/1946

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

On behalf of: Mr Philip MacDonald

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 dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities.

3 Station Road Billingshurst West Sussex RH14 9RF

as shown on Plan and Application Number DC/25/1946 submitted to the Council on 08/01/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development, due to the siting, layout and limited separation from the shared northern boundary, would appear overbearing and result in a harmful loss of privacy for occupants of neighbouring properties on Cleve Way. The amenity impacts of the development would be unacceptable and contrary to Policy 33 of the Horsham District Planning Framework (2015).
- 2 The development, on the basis of the submitted information, would result in the carrying out of building and engineering operations likely to threaten the health and stability of a tree subject of a Tree Preservation Order which would be detrimental to the visual amenity of the site and wider surrounding area. The proposal is therefore contrary to Policies 31 and 33 of the Horsham District Planning Framework (2015).
- 3 Insufficient information has been provided to demonstrate that the development would not have an adverse impact on protected species and its habitat (in respect of bats), contrary to Policy 31 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	26.11.2025

Location & Block plan	proposed Block and Materials	SY1 REV B	10.12.2025
Elevation & Floor plan	Proposed for Semi	PL1 REV B	10.12.2025
Elevation & Floor plan	Proposed for Detached	PL2 REV B	10.12.2025
Tree plan	Protection	Sht- 3 REV 1	10.02.2025
Tree plan	Survey	Sht- 1	26.11.2025
Plans	BNG Baseline Habitat Plan	NONE	26.11.2025
Plans	BNG Proposed Habitat	NONE	26.11.2025
Supporting Statement	Preliminary Ecological Appraisal	C-NJA-075-001-001	26.11.2025
Supporting Statement	Arboricultural Impact Assessment, Method Statement and Tree Protection	NONE	26.11.2025
Supporting Docs	BNG Conditions Assessment	NONE	26.11.2025
Supporting Docs	Cover Letter	NONE	26.11.2025
Supporting Statement	Energy and Sustainability	NONE	26.11.2025
Supporting Docs	Pre Application Advice Letter	NONE	26.11.2025
Supporting Docs	BNG Metric Calculation Tool	NONE	26.11.2025
Supporting Statement	BNG plan	NONE	08.01.2026

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: 09/03/2026

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>.