Horsham District Council

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

Application Number: DC/24/1914

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

On behalf of: Mr G Sutherland

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:

Construction of single storey dwelling

The Old Malthouse London Road Henfield West Sussex

as shown on Plan and Application Number DC/24/1914 submitted to the Council on 06/02/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would enable a residential use within a countryside location outside of the built-up area boundary of any settlement, on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. The development would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements and is not essential to its countryside location. There are no material considerations which outweigh this harm, and the proposal represents unsustainable development, contrary to Policies 1, 2, 4, and 26 of the Horsham District Planning Framework (2015).

2 It has not been demonstrated to the satisfaction of the Local Planning Authority, in the absence of a sufficient Flood Risk Assessment and Drainage Strategy, that the proposal would not result in an increased flood risk, such that there is uncertainty with regards to Flood management such that the proposal would be contrary to Policy 38 of the Horsham District Planning Framework (2015).

3 The development, by reason of its siting, form and design, would represent an incongruous and unsightly feature which would adversely impact on the setting of neighbouring heritage assets and the character and appearance of the wider surrounding countryside location. The development would result in less than substantial harm to the significance of heritage assets, with no public benefit identified which would outweigh this level of harm. The development is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Flood Risk Assessment	C3470	06.02.2025
Site plan	Existing	EX-01	10.12.2024
Site plan	Proposed	PL-01 REV B	10.12.2024
Floor plan	Proposed	PL-02 REV A	10.12.2024
Elevation plan	Proposed	PL-03 REV A	10.12.2024
Section plan		PL-04 REV A	10.12.2024
Supporting Statement	Heritage	none	10.12.2024
Supporting Statement	Preliminary Ecological Appraisal	none	10.12.2024
Supporting Statement	Water Neutrality	C3470	10.12.2024
Design & Access Statement	and Appendis 1 and 2	none	10.12.2024
Photos	Appendix a - Landscape Appraisal	none	10.12.2024
Photos	Appendix b - Landscape Appraisal	none	10.12.2024
Plans	Viewpoint Locations	Fig 1	10.12.2024
Photos	Viewpoint Locations Aerial	Fig 2	10.12.2024
Layout plan	Landscape Layout	RCo540 / 01 REV 02	10.12.2024
Supporting Statement	Landscape Appraisal	RCo540 REV 01	10.12.2024
Location & Block plan		LB-01	10.12.2024

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: 03/04/2025

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.