Horsham District Council

Mr Jake McLewee
Architecture by Jake
Unit O Cobblestone Walk
74 High Street
Steyning
West Sussex
BN44 3RD

Our ref:	DC/25/0306
Your ref:	Class AA 26th Feb
Email:	planning@horsham.gov.uk
Direct Line:	01403 215497
If Calling Please ask for:	Marie Riggs
Date:	23rd April 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 1, Class AA

Prior Approval for the enlargement of existing dwellinghouse thorough the erection of an additional storey resulting in an increase of height of 2.7m.

5 De Braose Way Bramber West Sussex BN44 3FD

Further to the above notification which was received on 27 February 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The proposed development would be of a scale, height, and massing that would result in a prominent and dominant addition that would be at odds with the overall appearance of the application dwelling. The proposal would create a sharp and incongruous contrast with the established character, built characteristics, and visual appearance of the dwelling and immediate surroundings, and would fail to comply with AA.3(a)(ii) of Class AA of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015, as amended.

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Proposed	A 481-14	27.02.2025
Roof plan	Proposed	A 481-15	27.02.2025
Elevation plan		A 481-16	27.02.2025
Elevation plan	Approved	A 481-17	27.02.2025
Elevation plan	Proposed	A 481-18	27.02.2025
Elevation plan	Proposed	A 481-19	27.02.2025
Section plan	Floor Levels	A 481-20	27.02.2025
Block plan		A 481-21	27.02.2025
Details plan	Submission	A 481-1	27.02.2025
Supporting Statement	Planning	A 481-2	27.02.2025
Plans	Reference Property	A 481-3	27.02.2025
Floor plan	Existing Ground	A 481-4	27.02.2025
Floor plan	Approved Ground	A 481-5	27.02.2025
Floor plan	Proposed Ground	A 481-6	27.02.2025
Floor plan	Proposed Ground	A 481-7	27.02.2025
Floor plan	Existing First	A 481-8	27.02.2025
Floor plan	Approved First	A 481-9	27.02.2025
Floor plan	Proposed First	A 481-10	27.02.2025
Floor plan	Proposed First	A 481-11	27.02.2025
Roof plan	Existing	A 481-12	27.02.2025
Roof plan	Approved	A 481-13	27.02.2025

Planning permission is therefore required for the proposed development.

Appeals to the Secretary of State
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 this decision notice for a ‘minor commercial’ (shop front) application, and within 6 months for most 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.

Yours faithfully



Emma Parkes
Head of Development and Building Control