



Mr Sam Rodger
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Beaconsfield
HP9 1DR

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

**TOWN & COUNTRY PLANNING ACT 1990: S192 (AS AMENDED BY S10 OF THE PLANNING
AND COMPENSATION ACT 1991)**

**TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND)
2015**

Application No: DC/26/0239

1. Refusal

Horsham District Council by this notice **refuses** the application made under s192 of the Town and Country Planning Act 1990 (as amended) dated 6th May 2026 (reference DC/26/0239) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Erection of a single storey outbuilding to the rear of the existing house comprising a gym, study, cinema room and open garage. (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

Andrews Farm House Station Road Warnham West Sussex

4. Reason for refusing this application

- 1 The proposed outbuilding would fall outside of the incidental curtilage of Andrews Farm House, Station Road, Warnham, and would therefore represent a form of development which would not be permitted by Class E of Part 1 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan	Proposed & Existing Block Plan	SR/W/26/2/PL/L01A	23.02.2026

Location plan	Location Plan	SR/W/26/2/PL/LP01	23.02.2026
Floor plan	Proposed Outbuilding Ground Floor Plan	SR/W/26/2/PL/L10A	23.02.2026
Elevation plan	Proposed Outbuilding Front & Side Elevation 1	SR/W/26/2/PL/L20A	23.02.2026
Elevation plan	Proposed Outbuilding Rear & Side Elevation 2	SR/W/26/2/PL/L21A	23.02.2026
Supporting Statement	Planning Statement	NONE	12.02.2026

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.



Emma Parkes
Head of Development and Building Control

Date: 06/05/2026