



Mr Michael Loates-Taylor
6 Wayside Cottages
Holmbury St Mary
Dorking
RH5 6NH

Application Number: DC/26/0456

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

On behalf of:

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:

Erection of a single storey rear extension, ground floor infill extension, and first floor infill extension. Installation of dormer windows to the front and rear elevations.

19 Billingshurst Road Broadbridge Heath West Sussex RH12 3LB

as shown on Plan and Application Number DC/26/0456 submitted to the Council on 13/03/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed rear extension, by virtue of its form, layout and scale would appear out of context to the character and appearance of the existing dwelling and wider area, which would appear as an incongruous addition to the host dwelling and this row of terraced dwellings, and would read as a visually discordant extension which would not respect the form or proportions of the existing dwelling at odds with the prevailing pattern of development and character of the area. In addition, the rear extension would be of an overt scale and height visible from the rear of adjoining properties and would introduce an overbearing impact on neighbouring amenity. The proposal therefore does not accord with the provisions of Policy 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		BR 2602 PL. 001	13.03.2026
Site plan	EXISTING	BR.2602 PL. 002	13.03.2026
Roof plan	EXISTING	BR.2602 PL. 003	13.03.2026
Floor plan	EXISTING GROUND	BR.2602 PL. 004	13.03.2026
Floor plan	EXISTING FIRST	BR.2602 PL. 005	13.03.2026
Elevation plan	EXISTING FRONT NORTH FACING	BR.2602 PL. 006	13.03.2026
Elevation plan	EXISTING REAR SOUTH FACING	BR.2602 PL. 007	13.03.2026
Section plan	EXISTING A-A	BR.2602 PL. 008	13.03.2026

Elevation plan	EXISTING EAST FACING ELEVATION	BR.2602 PL. 009	13.03.2026
Elevation plan	EXISTING WEST FACING ELEVATION	BR.2602 PL. 010	13.03.2026
Roof plan	EXISTING ROOF AND SITE	BR.2602 PL. 011	13.03.2026
Roof plan	PROPOSED ROOF AND SITE PLAN	BR.2602 PL. 012	13.03.2026
Floor plan	PROPOSED GROUND FLOOR PART PLAN	BR.2602 PL. 013	13.03.2026
Floor plan	PROPOSED GROUND FLOOR PLAN OF SINGLE STOREY EXTENSION	BR.2602 PL. 014	13.03.2026
Floor plan	PROPOSED FIRST FLOOR PLAN	BR.2602 PL. 015	13.03.2026
Roof plan	PROPOSED	BR.2602 PL. 016	13.03.2026
Floor plan	PROPOSED 2ND FLOOR LOFT PLAN	BR.2602 PL. 017	13.03.2026
Roof plan	PROPOSED	BR.2602 PL. 018	13.03.2026
Section plan	PROPOSED SECTION A-A (PART SECTION)	BR.2602 PL. 019	13.03.2026
Section plan	PROPOSED SECTION A-A (PART SECTION) NEAR REAR EXTENSION	BR.2602 PL. 020	13.03.2026
Elevation plan	PROPOSED FRONT FACING NORTH ELEVATION	BR.2602 PL. 021	13.03.2026
Section plan	PROPOSED SECTION B-B AND REAR ELEVATION	BR.2602 PL. 022	13.03.2026
Section plan	PROPOSED SECTION C-C AND ELEVATION TO NEW EXTENSION AND REAR	BR.2602 PL. 023	13.03.2026
Elevation plan	PROPOSED WEST ELEVATION OF REAR EXTENSION	BR.2602 PL. 024	13.03.2026
Elevation plan	PROPOSED WEST FACING ELEVATION	BR.2602 PL. 025	13.03.2026
Elevation plan	PROPOSED EAST ELEVATION	BR.2602 PL. 026	13.03.2026

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: 08/05/2026

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. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. 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>.