Horsham District Council

Mr Matt Bridle
Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

Application Number: DC/24/0594

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

On behalf of: Elizabeth Rowe

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:

Installation of solar panels with an air source heat pump. Internal improvements and construction of timber frame garden room (Full Application).

4 Nursery Cottages Blackstone Street Blackstone West Sussex

as shown on Plan and Application Number DC/24/0594 submitted to the Council on 17/04/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed solar panels and air source heat pump would represent incongruous and unduly prominent features that would fail to respect the important architectural features of the heritage asset and result in harm to the setting of the row of terraces to which it is attached. The proposed development would not preserve, reflect or enhance the special character and distinctiveness of the designated heritage asset, and would detract from the character and appearance of the conservation area. The are no public benefits which would outweigh the identified harm. The proposal 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
Elevation & Floor plan	Proposed Garden Room	2024.414.06	17.04.2024
Design & Access Statement		NONE	17.04.2024
Supporting Statement	Heritage	NONE	17.04.2024
Elevation & Floor plan	Existing roof	2024.414.02	17.04.2024
Elevation & Floor plan	Proposed roof	2024.414.02	17.04.2024
Location plan		2024.414.03	17.04.2024
Block plan	Proposed	2024.414.04	17.04.2024
Site plan	Proposed sections	2024.414.05	17.04.2024

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: 11/07/2024

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.