Horsham District Council

Mr Mark Alford
Mark Alford Design Limited
Heatherlands
Bracken Lane
Storrington
RH20 3HS

Application Number: DC/24/1022

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

On behalf of: Mr Sam Ripley

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:

Variation of Condition 14 of previously approved application DC/23/1108 (Non Material Amendment to previously approved application PL/107/03 (Erection of 1 bungalow, Site: Mount View Stane Street North Heath) to add a 'Plans' condition to the approval letter to include the most recent approved drawings) to vary design and scale of the building.

Mount View Stane Street North Heath West Sussex

as shown on Plan and Application Number DC/24/1022 submitted to the Council on 05/07/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 It has not been demonstrated that the original 2003 permission was implemented lawfully and is thereofore extant. The pre-commencement conditions were not discharged and therefore due to the length of time that has passed since the granting of permission, the site does not benefit from an extant permissiont that can be built out.

2 Notwithstanding information submitted, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), thus the Local Planning Authority is unable to dsicahrge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats and Species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	DC/23/1108	NONE	05.07.2024
Floor plan	Proposed ground	22485/P101	05.07.2024
Floor plan	Proposed first	22485/P102	05.07.2024

Floor plan	Proposed	22485/P103	05.07.2024
Elevation plan	Proposed	22485/P104	05.07.2024
Supporting Statement	Water Neutrality Report	NONE	05.07.2024
Elevation plan		NONE	05.07.2024
Elevation & Floor plan		NONE	05.07.2024
Location plan		NONE	05.07.2024
Supporting Statement		NONE	05.07.2024
Block plan	Existing and proposed	22485/P100	05.07.2024

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: 21/02/2025

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.