



Mr Mark Long
Marlon Haus Ltd
25 Depot Road
Horsham
West Sussex
RH13 5HE

Application Number: DC/26/0296

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

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 first floor rear extension over existing ground floor, conversion of loft into habitable living space with the installation of a rear dormer and 2no. rooflights to the front elevation, and installation of new roof to existing porch.

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as shown on Plan and Application Number DC/26/0296 submitted to the Council on 19/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The rear extensions by reason of their scale, form and design would represent discordant, unduly dominant and incongruous additions which would be inappropriate to the character and appearance of the host building, and which would harm the character or appearance of the wider area. The visual impact of the proposal is not acceptable and would be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policies HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan.
- 2 The first-floor rear extension by, reason of its height and siting in relation to the shared eastern boundary, would appear overbearing and result in a loss of outlook and an increased sense of enclosure for the neighbouring property, to the detriment of their amenity. The extent of this impact would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	EXISTING	NONE	06.03.2026
Floor plan	EXISTING AND ROOF PLANS	NONE	06.03.2026
Location plan		NONE	06.03.2026
Photos	PHOTO REPORT	NONE	06.03.2026
Elevation plan	PROPOSED	NONE	06.03.2026

Location & Block plan		NONE	06.03.2026
Floor plan	PROPOSED AND ROOF PLANS	NONE	06.03.2026

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: 16/04/2026

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>.