

Mr Doug Wright  
WPS Planning  
43 Timms Close  
Horsham  
RH12 4TN

Application Number: DC/26/0197

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

On behalf of: Mr M Day

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 1no dwellinghouse**

**51 The Fieldings Southwater West Sussex RH13 9LZ**

as shown on Plan and Application Number DC/26/0197 submitted to the Council on 26/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development, by reason of its height, bulk and contrived siting on a constrained site, would appear visually overbearing and create a poor relationship between the proposed dwellinghouse and neighbouring properties and land. The development would, in particular, result in unacceptable harm to the amenities of the neighbouring property of 51 The Fieldings, contrary to Policy 33 of the Horsham District Planning Framework (2015).
- 2 There is insufficient information to demonstrate that acceptable visibility splays either side of the access can be provided having regard to the speed of the road and surrounding features / street furniture. In the absence of such information, it has not been demonstrated that the access benefits from acceptable visibility over the adjoining highway so as to ensure access and egress would not adversely impact on highway safety. The development is therefore contrary to Policy 40 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

| Plan Type            | Description                  | Drawing Number | Received Date |
|----------------------|------------------------------|----------------|---------------|
| Location & Site plan |                              | 195/2025/1     | 04.02.2026    |
| Site plan            | Proposed                     | 195/2025/2     | 04.02.2026    |
| Layout plan          | Proposed parking and turning | 195/2025/6     | 04.02.2026    |
| Layout plan          | Proposed Visibility Splays   | 195/2025/5     | 04.02.2026    |
| Elevation plan       | Proposed                     | 195/2025/4ra   | 04.02.2026    |

|                      |          |              |            |
|----------------------|----------|--------------|------------|
| Floor plan           | Proposed | 195/2025/3rb | 04.02.2026 |
| Supporting Statement | Planning | 195/2025     | 04.02.2026 |

### **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: 23/04/2026

### **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 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](mailto: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>.