Horsham District Council

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Application Number: DC/24/1912

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

On behalf of: Mr Nic Bessent

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:

Outline Application for the demolition of existing dwelling and erection of 4no self-build dwellings with all matters reserved.

Delta Shoreham Road Small Dole West Sussex

as shown on Plan and Application Number DC/24/1912 submitted to the Council on 18/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The necessary scale and layout of the development would appear at odds with the prevailing character of development on Shoreham Road, appearing uncharacteristically cramped within its setting and creating a poor and unsightly contrast with the prevailing character of the surrounding area. The development would therefore be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 12(c) of the Henfield Neighbourhood Plan (2021).

2 The development, in conjunction with application refs: DC/24/1913 and DC/24/1933, does not secure the necessary affordable housing provision as required by Policy 16 of the Horsham District Planning Framework (2015), which is equivalent to 35% affordable housing provision (4.55 units on-site, or 4 units on-site with an equivalent financial contribution of 0.55 in lieu of on-site provision). The proposal is therefore contrary to Policy 16(3) of the Horsham District Planning Framework (2015) and the Planning Obligations and Affordable Housing Supplementary Planning Document (2017).

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Location plan		2406DE_R3_001 REV 000	09.12.2024
Layout plan	Proposed	2406DE_R3_1-4 REV 000	09.12.2024

Supporting Docs	Preliminary Ecological Assessment	NONE	09.12.2024
Supporting Docs	Water Neutrality Report	NONE	09.12.2024
Supporting Docs	Bat Emergence Survey Report	NONE	09.12.2024
Supporting Docs	Arboricultural Survey	NONE	09.12.2024
Supporting Docs	Planning Statement	P-030a REV 1	18.12.2024

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: 10/03/2025

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.