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Appeal a planning decision

Appeal 6017782

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	The Willows, The Street, Cowfold, RH13 8BW
Applicant	Nick Sutton
Application number	DC/26/0575

Before you start

Which local planning authority (LPA) do you want to appeal against?	Horsham District Council
What is your appeal about?	Full planning

What date did you submit your application?	20 Apr 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	18 Aug 2026

Your appeal

Was the application made in your name?	Yes
Application reference	DC/26/0575
Contact details	Nick Sutton ecopump limited
Phone number	[redacted]
Site address	The Willows The Street Cowfold RH13 8BW
What is the area of the appeal site?	208 m²
Is the site in a green belt	No
Site fully owned	Yes
Agricultural holding	No
Will an inspector need to access the land or property?	Yes The site is fenced and gated and the inspector will need access
Site health and safety issues	No

Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor dwellings
Enter the description of development	Erection of 1 no dwellinghouse in the garden of Cowfold Stores. (Full Application).
Did the local planning authority change the description of development?	No
Why are you appealing?	1. The proposed development results in less than substantial harm, at lower end of scale to the neighbouring listed building (as confirmed by the conservation officer) outweighed by benefits. 2. Does not amount to over-development. 3. Does not effect light, outlook of neighbours or effect trees 4. Does not require flood risk assessment and is outside surface water flood area
Significant changes since application	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Do you need to apply for an award of appeal costs?	No

Your documents

Application form	Application form.pdf - awaiting review
Decision letter	Decision Refusal Notice 18.8.26.pdf - awaiting review

Planning obligation	No
Separate ownership certificate in application	No
Environmental statement	No