Appeal to the Planning Inspectorate

Town and Country Planning Act 1990 – Section 78
Appeal Against Non-Determination of a Planning Application
Appellant: Geoff Wightman
Local Planning Authority: Horsham District Council
Planning Application Reference: DC/24/1875
Proposal: Removal of existing stable/outbuilding and erection of 1no. detached self-build dwelling at Southdown House, Church Street, Rudgwick, West Sussex RH12 3EE
Case Officer: Robert Hermitage
Application Submitted: 4 December 2024
Application Validated: 4 December 2024
Consultation Expired: 2 April 2025

This appeal is made under Section 78 of the Town and Country Planning Act 1990 against the failure of Horsham District Council to determine planning application reference DC/24/1875 within the statutory determination period.
The application seeks planning permission for the removal of an existing stable/outbuilding and the erection of a single detached self-build dwelling.
The application was submitted and validated on 4 December 2024. Despite the considerable passage of time since validation, and despite the close of the consultation period, no decision has been issued by the Local Planning Authority. As a result, the appellant now exercises the right of appeal on the grounds of non-determination.

Description of the Proposed Development

The proposal relates to the demolition and removal of an existing stable/outbuilding located on the site and its replacement with a single detached self-build dwelling.
The proposed dwelling has been designed to provide a high-quality self-build residential property appropriate to its context while making effective use of previously developed land associated with the existing structure. The development represents a modest and carefully considered residential proposal intended to deliver a sustainable form of housing while improving the overall quality and appearance of the site. The existing structure falls within the built-up area designated in the Local Plan for Rudgwick.

Planning Application History and Progress

The planning application was submitted to Horsham District Council on 4 December 2024 and validated on the same date.
The statutory determination period for a planning application of this nature is normally eight weeks from validation unless otherwise agreed. During the course of the application process, the Local Planning Authority requested a series of extensions of time to determine the application.

In the spirit of cooperation and with the intention of assisting the Local Planning Authority in reaching a decision, the appellant agreed to the requested extensions. These were each agreed in writing or verbally with the Council by the appellant's planning consultant, Oguzhan Denizer (MME Planning Services [redacted]

The revised determination deadlines requested by the Council were as follows:

- 28 February 2025
- 14 April 2025
- 17 June 2025
- 28 July 2025
- 20 August 2025
- 3 September 2025
- 7 November 2025
- 19 December 2025
- 6 March 2026

Despite the appellant's agreement to accommodate these repeated extensions, no formal decision has been issued by the Local Planning Authority.
The consultation period relating to the application concluded on 2 April 2025, meaning that the Council has had a significant period of time following the completion of consultation in which to determine the application.

Grounds for the Appeal

This appeal is submitted on the grounds that Horsham District Council has failed to determine the planning application within the statutory timeframe and has not issued a decision despite numerous agreed extensions.
The appellant has acted reasonably and constructively throughout the process by:
- agreeing to multiple extensions of time requested by the Local Planning Authority
- submitting a comprehensive application package supported by extensive documentation
- allowing a prolonged period for consultation and assessment

This appeal is supported by **44 separate documents**, including drawings, technical information and supporting statements intended to assist the Local Planning Authority in its assessment, all of which are currently uploaded on the Local Planning Authority's online planning portal.
Given the length of time that has now passed since the application was validated, and given the absence of a formal determination despite numerous revised deadlines, the appellant considers it appropriate and necessary for the matter to now be determined by the Planning Inspectorate.

Appeal Procedure Requested

The appellant respectfully requests that the appeal be determined by way of:

Written Representations with an Unaccompanied Site Visit.
Given the scale and nature of the proposal, this procedure is considered proportionate and appropriate. The planning considerations relating to the proposal are capable of being adequately assessed through the written evidence submitted by the parties together with the Inspector's own observations during a site visit.

Supporting Documentation

In total **44 supporting documents** are provided as part of the application. These documents include drawings, plans, and supporting information relevant to the assessment of the proposal.

Signed

[redacted]

Geoff Wightman

Appellant
Date: 13th March 2026