Horsham District Council

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

Application Number: DC/25/1899

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

On behalf of: Ms Hongwei Ren

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 single-storey detached self-build / custom-build dwelling with associated works.

Land To The South of Amberley Close Playing Fields Rowlands Road Horsham West Sussex

as shown on Plan and Application Number DC/25/1899 submitted to the Council on 19/11/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by reason of its scale, footprint and siting on a constrained plot, would represent an incongruous and visually intrusive form of development which would fail to reflect or preserve the open character of the site itself and the immediate locality. The development would therefore appear an incongruous and unsightly addition which would be harmful to the character and visual amenities of the area. The development would be contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

2 The development, by reason of its relationship with surrounding development and the constrained garden arrangement, would be overlooked by neighbouring properties which would create a poor standard of accommodation for future occupants, contrary to Policy 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

3 The development would introduce built form in an area of open space where it has not been demonstrated that continued use as such is not feasible, or that significant enhancement will result. The development would be contrary to Policy 43 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		LOC REV A	19.11.2025
Block plan		PBP REV A	19.11.2025
Floor plan	and roof	PFP REV A	19.11.2025
Elevation plan		PEV REV A	19.11.2025
Supporting Statement	Self-Build and Custom Build Exemption (Regulation 7)	NONE	19.11.2025
Supporting Statement	Planning + Appendices A and B	P-073 REV 1	19.11.2025
Supporting Statement	Preliminary Ecological Screening Report (Desk-Based Assessment)	NONE	19.11.2025

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: 14/01/2026

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) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.