Horsham District Council

Mr Luigi Del Vecchio
LDV Architecture Ltd
39 Plovers Road
Horsham
RH13 5PD

Application Number: DC/25/0153

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

On behalf of: Mr Ben Coombes

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:

Part-retrospective erection of a single storey rear extension, conversion of loft into habitable living space, replacement of front flat roof with a pitched roof, replacement of hipped roof with a gabled roof with glazed screen, installation of 6no. rooflights to front roof, installation of solar PV panels to the south facing roof, and alterations to fenestration.

The Paddocks Stane Street Five Oaks West Sussex

as shown on Plan and Application Number DC/25/0153 submitted to the Council on 31/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The rear dormer, by reason of its design, siting, scale and proportion, is considered to be a dominant and incongruous addition that is out of keeping with the character and appearance of the existing dwelling. This development is therefore contrary to Policies 28 and 33 of the Horsham District Planning Framework (2015) and Policy BILL 2 of the Billingshurst Parish Neighbourhood Plan 2019-2031.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Plans 1	(07)-001 rev S	31.01.2025
Floor plan	Proposed Plans 2	(07)-002 rev Q	31.01.2025
Floor plan	Proposed Plans 3	(07)-003 rev Q	31.01.2025
Location & Site plan	Location and Site Plans	(01)-001 rev H	31.01.2025
Roof plan	Proposed Plans 4	(07)-004 rev M	04.03.2025
Elevation plan	Proposed Elevations 1	(08)-001 rev Q	04.03.2025
Elevation plan	Proposed Elevations 2	(08)-002 rev P	04.03.2025

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: 15/04/2025

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. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. 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.