



**Horsham
District
Council**

Mr Howard Payne
South View
Dorking Road
Kingsfold
Horsham
West Sussex
RH12 3SA

**South View Dorking Road Kingsfold Horsham West Sussex RH12 3SA
Permission in Principle for the demolition of the existing outbuilding and erection of a single
storey dwellinghouse.**

Your application DC/26/0938 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours sincerely,

Development Management

Mr Howard Payne
South View
Dorking Road
Kingsfold
Horsham
West Sussex
RH12 3SA

Application Number: DC/26/0938

Town and Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

Town & Country Planning (Permission in Principle) Order 2017 (as amended)

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:

Permission in Principle for the demolition of the existing outbuilding and erection of a single storey dwellinghouse.

Location: South View Dorking Road Kingsfold Horsham West Sussex RH12 3SA

as shown on Plan and Application Number DC/26/0938 submitted to the Council on 05/06/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development would be located within an unsustainable location in the countryside, beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy W1 of the made Warnham Neighbourhood Development Plan (2019). Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations which would outweigh harm arising from conflict with the above policies.
- 2 Insufficient information has been submitted to demonstrate that occupiers of the proposed dwelling would not be exposed to unacceptable levels of noise and disturbance from the close proximity of the A24 dual carriageway, contrary to Policies 24 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan			05.06.2026
Block plan			05.06.2026
Supporting Docs	Planning Statement, Proposed Elevations and Details		05.06.2026

Block plan			05.06.2026
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Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 20/07/2026

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>.