



Mr Sam Rodger
Arcline Architecture
45 Holtspur Top Lane
Beaconsfield
HP9 1DR

Application Number: DC/26/0819

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

On behalf of: Katie Hodgson

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 a part first floor side and front extension, single storey rear extension, conversion of garage into habitable living space and new and altered fenestration.

9 Easton Crescent Billingshurst West Sussex RH14 9TU

as shown on Plan and Application Number DC/26/0819 submitted to the Council on 19/05/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed first floor extension, by virtue of its design, would appear out of context to the character and appearance of the existing dwelling and wider area, which would appear as an incongruous addition to the host dwelling in this setting, and would be read as a visually discordant addition, contrary to Policy 33 of the Horsham District Planning Framework (2015).
- 2 The proposed first floor extension would introduce unacceptable harm to neighbouring amenity to the private residential amenity space serving no.8 Easton Crescent by way of overlooking, contrary to Policy 33(2) of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing and proposed	EC/B/2/26/PL/L01	19.05.2026
Floor plan	Existing and proposed first	EC/B/2/26/PL/L11	19.05.2026
Elevation plan	Existing and proposed front	EC/B/2/26/PL/L20	19.05.2026
Floor plan	Existing and proposed ground	EC/B/2/26/PL/L10	19.05.2026
Location plan		MFW/SG/25/PL/LP 01	19.05.2026
Elevation plan	Existing and proposed rear	EC/B/2/26/PL/L21	19.05.2026
Elevation plan	Existing and proposed side 1	EC/B/2/26/PL/L22	19.05.2026
Elevation plan	Existing and proposed side 2	EC/B/2/26/PL/L23	19.05.2026

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: 13/07/2026

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. 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>.