Horsham District Council

Mr David Richards
DENRA DESIGN Limited
Registered Office
25 Clinton Place
Seaford
BN251NP

Application Number: DC/25/0453

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

On behalf of: Mr Nick White

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:

Demolition of existing redundant stables and construction of detached garage and storage building with room in the roof space. Erection of a two storey side extension.

The Old Paddock Leechpond Hill Lower Beeding West Sussex

as shown on Plan and Application Number DC/25/0453 submitted to the Council on 24/03/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed detached garage, by virtue of its size, bulk, and massing, would represent an unduly dominant and incongruous addition to the site and locality which would be out of character with the existing dwelling and the wider surrounding area. The proposed detached garage would appear as a dominant addition that would lack subservience to the main dwelling and would result in an intrusive and overbearing addition within this context. The development would therefore detract from the visual amenities of the locality, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing Floor Plans and Elevations	2015/1	24.03.2025
Block plan	Site Layout Plan	NONE	24.03.2025
Elevation & Floor plan	Proposed Two Storey Side Extension	2015/2 Rev A	24.03.2025
Location plan		NONE	24.03.2025
Elevation & Floor plan	Proposed Residential Garage and Storage Building with Room in Roof Space	2015/3	24.03.2025

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: 19/05/2025

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.