Horsham District Council

Mr Doug Wright
WPS Planning
43 Timms Close
Horsham
RH12 4TN

Application Number: DC/24/1490

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

On behalf of: Mrs F Kerr

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:

Extension of the existing residential curtilage to include pod and stable building to be used as ancillary accommodation to the main dwelling. (Retrospective).

Hyeswood Guildford Road Rudgwick Horsham

as shown on Plan and Application Number DC/24/1490 submitted to the Council on 04/10/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 Insufficient detailed information has been provided to justify the need for additional accommodation outside of the existing established residential land. The proposed residential boundary extension is not considered to be essential to its countryside location and changing the land from agricultural/equestrian to residential land would result in the domestic character encroaching on the countryside. The proposal would therefore be contrary to Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).

2 Notwithstanding information submitted, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats and Species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing Building	138/2024/4	27.09.2024
Elevation & Floor plan	Existing Pod	138/2024/5	04.10.2024
Elevation & Floor plan	Pre-Existing Building	138/2024/4	27.09.2024

Site plan		138/2024/2	02.10.2024
Location plan		138/2024/1 -	27.09.2024
Location plan		NONE	27.09.2024
Supporting Statement	Planning	NONE	27.09.2024
Supporting Statement	Water Neutrality Statement	20240415P1 REV V2.0	28.01.2025
Supporting Statement	Planning and Heritage	NONE	02.10.2024

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 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.