Horsham District Council

Mr Jake McLewee
Architecture by Jake
Unit O, Cobblestone Walk
74 High Street
Steyning
West Sussex
BN44 3RD

Application Number: DC/24/1948

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

On behalf of: Ruth and Piers Parker

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:

**Installation of a heat pump, solar panels and log burner flue. Erection of a single storey front garage extension, rear dormer and changes to external materials and fenestration.**

**25 Church Lane Upper Beeding West Sussex BN44 3HP**

as shown on Plan and Application Number DC/24/1948 submitted to the Council on 16/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed rear dormer, by virtue of its excessive scale, bulk and massing, would fail to appear as a subservient addition to the host dwelling, and would instead read as an overly dominant and visually discordant two-storey extension which would not respect the form or proportions of the existing dwelling, and; given the dwelling's location between two bungalows, the development would result in an incongruous and overbearing addition that would appear at odds with the prevailing pattern of development and character of the area. The proposal therefore does not accord with the provisions of Policy 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | | ASHP | 20.01.2025 |
| Floor plan | Existing first | A 462-4 | 16.12.2024 |
| Floor plan | Proposed ground | A 462-3 | 16.12.2024 |
| Floor plan | Existing ground | A 462-2 | 16.12.2024 |
| Location plan | | NONE | 16.12.2024 |
| Block plan | | A 462-11 | 16.12.2024 |
| Roof plan | | A 462-7 | 16.12.2024 |
| Details plan | 3D | A 462-10 | 16.12.2024 |

| | | | |
|---|---|---|---|
| Elevation plan | Proposed | A 462-9 | 16.12.2024 |
| Elevation plan | Existing | A 462-8 | 16.12.2024 |
| Roof plan | Existing | A 462-6 | 16.12.2024 |
| Floor plan | Proposed first | A 462-5 | 16.12.2024 |

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. 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.