Horsham District Council

Ms Amanda Farley
Scandia-Hus Limited
Unit 12 Oakleigh House
Scandia-hus Business Park
Felcourt Road
East Grinstead
West Sussex
RH19 2LP

Application Number: DC/26/1139

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

On behalf of: Mr and Mrs Roger and Lucy Sheridan

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:

Removal of condition 13 of previously approved application reference DC/25/1153 (Demolition of existing agricultural barn and construction of holiday let accommodation) to allow unrestricted occupation as a dwellinghouse.

Palaceland Farm Hooklands Lane Shipley West Sussex

as shown on Plan and Application Number DC/26/1139 submitted to the Council on 15/07/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The removal of the holiday let occupancy restriction would result in the creation of an unrestricted permanent dwelling in an isolated countryside location, outside any defined built-up area boundary and remote from services, facilities and public transport. The development does not comprise an allocated housing site, fails to meet any of the exceptions for isolated homes in the countryside, and is not essential to a countryside location. The proposal would represent an unsustainable form of development contrary to Policies 2, 3 and 26 of the Horsham District Planning Framework, Policy HD1 of the Shipley Neighbourhood Plan, and Policies CC2, TR3 and HO11 of the National Planning Policy Framework. There are no material considerations which would outweigh this identified harm.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Planning	NONE	10.07.2025
Details plan	3D	NONE	10.07.2025
Details plan	3D	NONE	10.07.2025
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Details plan	3D	NONE	10.07.2025
Supporting Statement	Bat Survey Report by Batscan Ltd dated 24.08.2023	NONE	10.07.2025
Supporting Statement	Preliminary Ecological Appraisal and Preliminary Roost Assessment Issue 1 by Arbtech dated 25.10.2019	NONE	10.07.2025
Site plan	Proposed Site Plan	01	10.07.2025
Elevation plan	Proposed Dwelling Elevations	04A	10.07.2025
Elevation & Floor plan	Proposed Dwelling Floor Plans & Elevations	X01 REV G	10.07.2025
Elevation & Floor plan	Existing Barn Floor, Roof and Elevations	EX02	10.07.2025
Site plan	Existing Site Plan	EX01	10.07.2025
Section plan	Proposed Dwelling Outline Sections AA & BB	05 REV G	10.07.2025
Section plan	Proposed Dwelling Outline, Sections CC & DD	05A REV G	10.07.2025
Location plan		NONE	10.07.2025
Supporting Docs	Ecological Walkover Survey by Arbtech dated 27.10.2025	NONE	06.11.2025

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: 14/10/2026

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.