Horsham District Council

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Application Number: DC/26/1287

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

On behalf of: Mr and Mrs Bob and Lorner Miller

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 single storey dwelling and erection of new 2-storey dwelling.

Brookside Farm, Little Orchard Dagbrook Lane Henfield West Sussex

as shown on Plan and Application Number DC/26/1287 submitted to the Council on 11/08/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would be of a poor design and visual quality, where the proposal would appear as a prominent feature that would fail to reflect the built characteristics and context of the site and surroundings. The proposal would utilise materials, design, and form that when considered cumulatively, would fail to integrate with and relate sympathetically to the wider locality. The proposed development would therefore be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policy DP3 of the National Planning Policy Framework (2026).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Proposed Block Plan	2301LI_R3_004_R 1	21.10.2026
Location & Block plan	Existing Plans	2504LI_R0_000 REV 000	11.08.2026
Location plan	Existing Location Plan	2301LI_000	11.08.2026
Block plan	Approved	2301LI_001	11.08.2026
Floor plan	Proposed Block Plan + Ground Floor Plan	2301LI_002	11.08.2026
Floor plan	Proposed Block Plan + First Floor Plan	2301LI_003	11.08.2026
Floor plan	Proposed Ground Floor Plan	2301LI_200	11.08.2026

Floor plan	Proposed First Floor Plan	2301LI_201	11.08.2026
Roof plan	Proposed Roof Plan	2301LI_202	11.08.2026
Elevation plan	Proposed North & South	2301LI_203	11.08.2026
Elevation plan	Proposed East & West	2301LI_204	11.08.2026
Materials	Proposed Materials	2301LI_900	11.08.2026

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 21/10/2026

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.