Horsham District Council

Mr P Bassett
Eye For Detail Architects
Oakwood House
North Heath Lane
Horsham
RH12 5PJ

Application Number: DC/25/1862

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

On behalf of: Mrs Rebecca Charnock

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:

Erection of a rear dormer extension.

4 The Green Old Guildford Road Broadbridge Heath West Sussex

as shown on Plan and Application Number DC/25/1862 submitted to the Council on 13/11/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The scale, design, form and resulting massing of the dormer results in a poor quality development that is disproportionate to the host dwelling, and results in a top-heavy appearance and cluttered roofscape that increases the perceived dominance and verticality of the built form. The development therefore fails to relate sympathetically to the character and visual amenity of the host dwelling and surroundings, 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 plan	Proposed Elevations	AD06 Rev A	24.11.2025
Roof plan	Proposed Second/Loft Dormer Floor & Roof Plan & Dormer Cubic Meter Study	AD05 Rev A	24.11.2025
Location & Block plan	Site/Block Location Plans & Existing Approved Ground Floor Plan	AD01	13.11.2025
Floor plan	Proposed Ground & Second Floor Plan	AD04	13.11.2025
Elevation plan	Existing Elevations	AD03	13.11.2025
Floor plan	Existing As Approved First/Loft Floor & Roof Plan	AD02	13.11.2025

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: 07/01/2026

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. 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.