Horsham District Council

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Application Number: DC/25/0546

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

On behalf of: Jenny Bradley-Hudson

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 two-storey residential dwelling, gym/games outbuilding, and associated landscape works.

Barn House Barrow Hill Henfield West Sussex

as shown on Plan and Application Number DC/25/0546 submitted to the Council on 01/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development, by reason of its design, scale and layout, would result in a visually discordant and cramped form of development that fails to respect the character of the Henfield Conservation Area, resulting in less than substantial harm to the significance of the conservation area, with no public benefits identified to outweigh this harm. As such, the development is contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015), Policy 12 of the Henfield Neighbourhood Plan, and paragraph 215 of the National Planning Policy Framework (2023).

2 The proposed development, given the shortfall of parking spaces and in the context of the current parking pressure on the local road network, would result in inadequate level on-site parking provision that would not meet the demands of anticipated users and would result in poor amenity and environment within the locality. The proposal is therefore considered to be contrary to Policy 41 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan		2501BA_R0.1_209	01.04.2025
Section plan		2501BA_R0.1_300	01.04.2025
Section plan		501BA_R0.1_301	01.04.2025
Elevation & Floor plan		501BA_R0.1_400	01.04.2025

Design & Access Statement	Planning	NONE	01.04.2025
Design & Access Statement	Heritage	NONE	01.04.2025
Supporting Statement	Water neutrality report and management plan	NONE	01.04.2025
Location plan		2501BA_R0.1_000	01.04.2025
Layout plan	Existing and proposed survey	2501BA_R0.1_001	01.04.2025
Block plan		2501BA_R0.1_002	01.04.2025
Floor plan		2501BA_R0.1_200	01.04.2025
Floor plan		2501BA_R0.1_201	01.04.2025
Roof plan		2501BA_R0.1_202	01.04.2025
Elevation plan		2501BA_R0.1_203	01.04.2025
Elevation plan		2501BA_R0.1_204	01.04.2025
Elevation plan		2501BA_R0.1_205	01.04.2025
Elevation plan		2501BA_R0.1_206	01.04.2025
Floor plan		2501BA_R0.1_207	01.04.2025
Elevation plan		2501BA_R0.1_208	01.04.2025

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: 27/05/2025

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.