Horsham District Council

Mr David Richards
DENRA DESIGN Limited
Registered Office
25 Clinton Place
Seaford
BN251NP

Application Number: DC/25/0524

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

On behalf of: Mr Jeremy Ventham

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:

Conversion of existing stables into 3 holiday-lets.

Blackstone Gate Farm House Henfield Road Albourne West Sussex

as shown on Plan and Application Number DC/25/0524 submitted to the Council on 27/06/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed conversion of the existing stable building into three self-contained holiday-let units would represent an excessive and unjustified form of development within the countryside. The scale and intensity of the proposal would introduce a level of activity and residential type accommodation that is disproportionate to the rural character of the site and would fail to demonstrate that it represents an appropriate form of rural economic diversification. The proposal therefore conflicts with Policies 10, 11, and 26 of the Horsham District Planning Framework (2015) and the overarching objectives of the National Planning Policy Framework, which seek to ensure that development within rural areas respects the intrinsic character of the countryside.

2 The proposed subdivision of the stable building into three separate units, together with the associated domestic activity and paraphernalia, would result in the over domestication of a building that currently retains a simple agricultural character. The proposal would therefore fail to respect the rural character of the building and its countryside setting, resulting in harm to the character and appearance of the surrounding area. The proposal is therefore contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	28.03.2025
Location plan		NONE	28.03.2025
Elevation & Floor plan	Existing roof	1979/1	28.03.2025

Elevation & Floor plan	Proposed roof	1979/2	28.03.2025
Site plan		1979/3	28.03.2025
Supporting Statement	Water Neutrality	NONE	27.06.2025

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: 28/04/2026

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.