



Mr Lee Pickering
L T Pickering Architects Ltd
53 New Heritage Way
North Chailey
Lewes
BN8 4GD

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

**TOWN & COUNTRY PLANNING ACT 1990: S192 (AS AMENDED BY S10 OF THE PLANNING
AND COMPENSATION ACT 1991)**

**TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND)
2015**

Application No: DC/26/0276

1. Refusal

Horsham District Council by this notice **refuses** the application made under s192 of the Town and Country Planning Act 1990 (as amended) dated 30th April 2026 (reference DC/26/0276) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Erection of a single storey side extension as an addition to existing rear extension. (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

23 Bedford Road Horsham West Sussex RH13 5BL

4. Reason for refusing this application

The proposed single storey extension extends beyond a rear wall of the original dwellinghouse (i.e. the rear wall of the living room) by more than 3 metres and therefore fails to comply with the limitations set out in Schedule 2, Part 1, Class A.1(f)(i) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	17.02.2026
Elevation & Floor plan	EXISTING	0506 EX 01	17.02.2026

Elevation & Floor plan	PROPOSED	0506 PL 01	17.02.2026
Block plan	EXISTING AND PROPOSED	0506 PL 02	05.03.2026



Emma Parkes
Head of Development and Building Control

Date: 30/04/2026

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at www.gov.uk/appeal-lawful-development-certificate-decision.