



Mr Walker
PRP
The Heblands
Henfield Road
Albourne
West Sussex
BN6 9DE

Application Number: DC/26/0274

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

On behalf of: Mrs Janet Millman

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:

Single storey infill extension and conversion of garage into annexe accommodation including 1 no. bedroom, lounge, kitchen and bathroom.

Hole Barn Farm Brighton Road Henfield West Sussex

as shown on Plan and Application Number DC/26/0274 submitted to the Council on 17/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed extension to and conversion of the outbuilding to an annexe would be able to function as a separate and independent dwelling unit and would be tantamount to the creation of a new dwelling in a countryside location. The dwelling is located outside of any defined built-up area, on a site not allocated within the Development Plan or within a made Neighbourhood Plan and it has not been demonstrated that it is essential to its countryside location. The self-contained unit of accommodation would be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within the main settlements and would create a reliance on private vehicles for access to everyday services and facilities. The development is therefore contrary to Policies 2, 3 and 26 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	and Existing garage Ground floor and Roof	01	17.02.2026
Elevation plan	Existing garage	02	17.02.2026
Floor plan	Proposed and roof	03	17.02.2026
Elevation plan	Proposed	04	17.02.2026
Supporting Statement	BNG	NONE	17.02.2026

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: 01/05/2026

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>.