Horsham District Council

Mr Doug Wright
WPS Planning
The Courtyard
30 Worthing Road
Horsham
RH12 1SL

Application Number: DC/26/0781

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

On behalf of: Mr P MacDonald

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 new dwelling.

3 Station Road Billingshurst West Sussex RH14 9RF

as shown on Plan and Application Number DC/26/0781 submitted to the Council on 28/09/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not result in the carrying out of building and engineering operations likely to threaten the health and stability of trees within the site, including trees subject of a Tree Preservation Orders, which would be detrimental to the visual amenity of the site and wider surrounding area. The proposal is therefore contrary to Policies 31 and 33 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate that the development would not have an adverse impact on protected species and its habitat (in respect of bats), contrary to Policy 31 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

3 The development, by reason of its contrived siting on a constrained site and proximity to existing dwelling on site, would create a poor relationship and constitute overdevelopment. The development would, in particular, result in unacceptable harm to the amenities of the neighbouring property of 3 Station Road, contrary to Policy 33 of the Horsham District Planning Framework (2015) and Policy P3 of the NPPF.

4 The development, by reason of its design and appearance, would not be sympathetic to the surroundings and the location, appearing overbearing to the existing dwelling, and out of place along the street scene. The proposal would therefore be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date

Site plan	Proposed Site Layout	115/2026/2	03.07.2026
Location & Site plan	Site and Location Plan	115/2026/1	05.05.2026
Plans	Tree Protection Plan	115/2026-4	05.05.2026
Elevation & Floor plan	Proposed Elevations and Floor Plan	115/2026/3	05.05.2026

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: 23/11/2026

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.