Horsham District Council

Mr Jack Townsend
Commercial Drawing Service
99 Manor Road
Guildford
GU2 9NW

Application Number: DC/24/0571

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

On behalf of: Mrs Claire Hodgson

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 loft with installation of rear pitched roof dormer and front roof windows

Alliam 3 Hadmans Close Horsham West Sussex

as shown on Plan and Application Number DC/24/0571 submitted to the Council on 16/04/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed rear box dormer by reason of the design, scale, massing and proportions, would represent unduly dominant and incongruous addition which would be out of character with the existing dwelling and the wider surrounding area. The proposal would be harmful to the prevailing character and appearance of the existing building, the conservation area and wider area, and no public benefit has been identified to outweigh such harm. The development would therefore detract from the visual amenities of the locality and is contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policies HB3 and HB4 of the Horsham Business Blueprint Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	First and Second, as proposed	004 REV A	15.04.2024
Supporting Statement	Heritage	NONE	16.04.2024
Location plan		007	15.04.2024
Block plan	As existing and proposed	006	15.04.2024
Floor plan	Ground, as existing	001	15.04.2024
Floor plan	First and Second, as existing	002	15.04.2024
Elevation plan	As existing and proposed	003	15.04.2024

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: 10/06/2024

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.