Horsham District Council

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN
United Kingdom

Application Number: DC/24/1881

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

On behalf of: Remmus Homes

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 3No. bedroom dwelling with associated landscaping, parking and the retention of the existing access arrangements.

Roundabout Place Common Hill West Chiltington West Sussex

as shown on Plan and Application Number DC/24/1881 submitted to the Council on 04/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposal would be harmful to the Conservation Area and non designated heritage assets, in particular the Wells Cottages. The proposal would also be beyond the building line. The benefits of the scheme therefore do not outweigh this harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Drainage Strategy by Motion dated 14.08.2024	1rhwch/2406064	04.12.2024
Supporting Statement	Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by PJC dated 17.08.2024	PJC/6594/24-01	04.12.2024
Supporting Statement	Technical Note 1: Water Neutrality Statement by Motion dated 03.01.2025	1rhwch/2406064	04.12.2024
Supporting Statement	Preliminary Ecological Appraisal by PJC dated 12.08.2024	5841E/24/01	04.12.2024
Location plan	Location Plan	PL 01 Rev P1	04.12.2024
Block plan	Block Plan	PL 03 Rev P2	04.12.2024
Section plan	Street Elevation and Site Section	PL 07 Rev P4	25.04.2025

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Elevation plan	GA Plan and Elevations	PL 06 Rev P4	25.04.2025
Plans		PL 09 Proposed CGI view	25.04.2025
Site plan	Proposed Site Plan - Roof Level	PL 05 Rev P6	25.04.2025
Site plan	Existing Site Plan	PL 02 Rev P3	04.12.2024
Site plan	Proposed Site Plan - Ground Floor	PL 04 Rev P3	04.12.2024
Elevation & Floor plan	Garage Plans and Elevations	PL 08 Rev P1	04.12.2024

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: 24/06/2025

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.