



**Horsham
District
Council**

David Strudwick Design and Build
Astra House
The Common
Cranleigh
Surrey
GU6 8RZ

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/26/1005

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 14th September 2026 (reference DC/26/1005) 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 single storey outbuilding (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

Hatches Lynwick Street Rudgwick West Sussex

4. Reason for refusing this application

- 1 The proposed outbuilding would fall outside of the incidental curtilage of Hatches, Lynwick Street, Rudgwick and would therefore represent a form of development which would not be permitted by Class E of Part 1 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.
- 2 Notwithstanding reason no. 1, it has not been demonstrated, on the balance of probabilities, that the development would be reasonably required for purposes incidental to the enjoyment of the dwellinghouse. The development would not therefore be permitted by Class E of Schedule 2 within Part 1 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

- 3 Notwithstanding reason no. 1, the eaves of the outbuilding would exceed 2.5 metres. The development would not therefore be permitted by Class E (f) of Part 1 within Schedule 2 of the Town and Country (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		14 REV 00	22.07.2026
Block plan	Existing and proposed	15 REV 00	22.07.2026
Elevation & Floor plan	Proposed	13 REV 01	22.07.2026
Roof plan	and proposed floor	12 REV 01	22.07.2026

6. 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.



Emma Parkes
Head of Development and Building Control

Date: 14/09/2026