

Mr Nicholas Sutton
Cosmo Empire Limited
Lock House
Lock
Partridge Green
West Sussex
RH13 8EG

Application Number: DC/25/1881

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

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 build coach house building to be used as a holiday cottage. (Full Application).

Lock House Lock Partridge Green West Sussex

as shown on Plan and Application Number DC/25/1881 submitted to the Council on 19/12/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development, by reason of its siting, scale, form, design and associated external works, has failed to demonstrate that it would preserve the significance, setting, and special architectural and historic interest of Lock House, a Grade II listed building. Insufficient information has been submitted in relation to the architectural detailing, external materials, landscaping, boundary treatments, lighting, parking and servicing arrangements, and the integration of the development within the wider site. In the absence of sufficient information, the proposal would result in harm to the character and appearance of the site and immediate surrounds and to the setting of Lock House. There are no benefits which would outweigh the identified harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.
- 2 The site lies immediately adjacent to Ancient Woodland, an irreplaceable habitat. It has not been demonstrated that the development would avoid direct or indirect harm to this habitat, contrary to Policies 25 and 26 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	02.12.2025
Block plan		NONE	25.11.2025
Elevation plan	Proposed Front	NONE	25.11.2025

Elevation plan	Proposed Rear	NONE	25.11.2025
Elevation plan	Proposed Side	NONE	25.11.2025
Elevation plan	Proposed Side	NONE	25.11.2025
Supporting Docs	BNG Metric - Small Sites	NONE	17.11.2025
Supporting Docs	Crash Map Data	NONE	17.11.2025
Supporting Statement	Planning, Design, Access and Heritage	NONE	17.11.2025
Supporting Docs	Flood Risk Assessment	NONE	17.11.2025
Supporting Docs	Flood Emergency/Evacuation Plan	AEG137_RH13_ PartridgeGreen_0 7	17.11.2025
Floor plan	Proposed	NONE	17.11.2025
Supporting Docs	Crash Map Report	NONE	17.11.2025
Supporting Docs	Transport Statement	NONE	17.11.2025
Plans	Views Into Courtyard	NONE	17.11.2025

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: 15/09/2026

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>.