



Miss Limara White
West Chiltington House
Harbolets Road
West Chiltington
West Sussex
RH20 2LG

Application Number: DC/26/0253

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:

Demolition of the existing residential dwelling and erection of 5no. terraced houses (2no. 2 bed dwellings and 3no 3 bed dwellings).

West Chiltington House Harbolets Road West Chiltington West Sussex

as shown on Plan and Application Number DC/26/0253 submitted to the Council on 26/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would be located beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 3 and 26 of the Horsham District Planning Framework (2015). Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations which would outweigh harm arising from conflict with the above policies.
- 2 The development would be of a poor design and visual quality, where the proposal would appear as a prominent feature within the landscape. The limited visual relief and stark elevations would exaggerate the overall massing and bulk of the built form, and the proposal would fail to reflect the built character and architectural features of the wider locality. It is therefore considered that the proposed development would be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).
- 3 Insufficient information has been provided to demonstrate that the development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraph 193 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan	Proposed	NONE	29.03.2026
Location plan		NONE	13.02.2026
Floor plan	Existing	NONE	13.02.2026
Block plan	Existing	NONE	26.02.2026
Elevation plan	Existing Elevations	NONE	26.02.2026
Elevation plan	Elevations	NONE	26.02.2026
Elevation plan	Elevations	NONE	26.02.2026
Floor plan	Proposed Floor Plans	NONE	26.02.2026

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: 23/04/2026

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>.