Horsham District Council

Mr Paul Harrison
Flat 1 Colesberg
26 Church Hill
Arnside
Cumbria
LA5 0DJ

Application Number: DC/24/1786

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

On behalf of: Mrs Tina Tighe

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 existing buildings on site and erection of 2no. two storey replacement dwellings. (Replacing the existing extant planning permission reference DC/22/2358 (Demolition of existing dwellings and buildings and erection 2no single storey dwellings with cycle and bin stores)).**

**Little Frylands  Wineham Lane Wineham West Sussex**

as shown on Plan and Application Number DC/24/1786 submitted to the Council on 19/11/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

2 The development would entail a scale, design and form of development which fails to reflect the rural character of the site and surrounding area, appearing unduly suburban and representing an incongruous form of development which would fail to preserve or enhance the character and appearance of this rural location. The proposal therefore represents an inappropriate form of development that would fail to protect, conserve or enhance the landscape character of the area, contrary to policies 25, 26, 28, 32 and 33 of the Horsham District Planning Framework (2015), and Policy 5 of the Wineham and Shermanbury Plan (2014-2031).

3 Insufficient information has been submitted to establish the protection of the ecological and biodiversity interests of the site and whether suitable mitigations or enhancements are necessary and achievable, contrary to Policy 31 of the Horsham District Planning Framework (2015).

**Schedule of plans/documents:**

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Design & Access Statement | | NONE | 19.11.2024 |
| Elevation & Floor plan | Dwelling to Revert to Garage | 2203FR R0 103 | 19.11.2024 |
| Elevation & Floor plan | Dwelling to be Removed | 2203FR R0 101 | 19.11.2024 |
| Elevation & Floor plan | Barn to be Removed | 2203FR R0 100 | 19.11.2024 |
| Location & Site plan | | 2407/001 | 19.11.2024 |
| Floor plan | Proposed | 2407/002 | 19.11.2024 |
| Elevation plan | Proposed | 2407/003 | 19.11.2024 |
| Elevation & Floor plan | Proposed Garages | 2407/004 | 19.11.2024 |
| Supporting Docs | Water Neutrality Statement | 20240508P1 | 19.11.2024 |
| Supporting Docs | Bat Roost Potential Report | TQ 23586 19840 | 19.11.2024 |

**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: 14/01/2025

**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.