

Mr Oguzhan Denizer  
MME Planning Services  
3 Bowness Close  
Ifield  
Crawley  
West Sussex  
RH11 0SN

Application Number: DC/25/1834

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

On behalf of: Mr Amit Patel

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:

**Retention of children's play equipment and zipwire platform and extension of residential curtilage. (Retrospective).**

**Rowan Two Mile Ash Horsham West Sussex**

as shown on Plan and Application Number DC/25/1834 submitted to the Council on 11/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The extension of the incidental residential curtilage would result in the incremental erosion of the character in this countryside location and would undermine the rural qualities of the setting, and thus harm the character of the countryside, contrary to Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).
- 2 The raised platform and zip wire and the resulting relationship with adjoining properties would result in unacceptable harm to neighbouring amenity through increased overlooking causing a harmful loss of privacy, contrary to policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2019-2031).

Schedule of plans/documents:

| Plan Type            | Description             | Drawing Number        | Received Date |
|----------------------|-------------------------|-----------------------|---------------|
| Supporting Statement | PLanning                | P-045a                | 11.11.2025    |
| Location plan        | Existing                | 2024.440a.01          | 11.11.2025    |
| Block plan           | Proposed                | 2024.440a.02          | 11.11.2025    |
| Plans                | Proposed climbing frame | 2024.440a.03<br>REV A | 18.11.2025    |
| Plans                | Proposed Rope Swing     | 2024.440a.04          | 18.11.2025    |

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|--|--|-------|--|
|  |  | REV A |  |
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**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: 08/04/2026

**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](mailto: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>.