Horsham District Council

Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015

Application No: DC/24/0257

1. Refusal

Horsham District Council by this notice **refuses** the application made under s191 of the Town and Country Planning Act 1990 (as amended) dated 16th September 2024 (reference DC/24/0257) 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

Application to confirm that condition 2 of previously approved application DC/19/2196 (Erection of two x 3 bedroom semi-detached dwellings) has been complied with and that the actions and intent of the applicant with regards to prior to commencement conditions 3,4 and 5 ensures the permission remains extant (Lawful Development Certificate - Existing)

3. The land to which this refusal relates

Westlands Farm Billingshurst Road Ashington West Sussex

4. Reason for refusing this application

1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the works in connection with erection of two x 3 bedroom semi-detached dwellings as approved under DC/19/2196 lawfully commenced within statutory time limit of implementation imposed under Condition 2 of that permission, as the relevant pre-commencement conditions were not discharged by the Local Planning Authority prior to that date.

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		NONE	16.02.2024
Photos	Dwelling	NONE	16.02.2024
Supporting Statement	Planning	NONE	16.02.2024

Community Infrastructure Levy (CIL)
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 16/09/2024