Horsham District Council

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

Application Number: DC/25/0606

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:

Change of use of existing swimming pool to allow mixed private and commercial use.

Rowan Two Mile Ash Horsham West Sussex

as shown on Plan and Application Number DC/25/0606 submitted to the Council on 14/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed change of use would result in unacceptable amenity impact on the adjoining neighbours at Westlands, contrary to Policy 33(2) of the Horsham District Planning Framework (2015) and Policy 16 of the Southwater Neighbourhood Plan (2021).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	P-045 V2	23.07.2025
Supporting Statement	Water Neutrality	NONE	14.04.2025
Floor plan		2024-440-05	23.05.2025
Supporting Docs	Noise Management Plan	NONE	14.04.2025
Supporting Docs	Preliminary Ecological Appraisal and Preliminary Roost Assessment	NONE	14.04.2025
Supporting Docs	BNG Metric	NONE	23.05.2025
Supporting Docs	Biodiversity Net Gain Assessment	NONE	15.09.2025
Location plan		2024.440.01 REV A	23.07.2025
Block plan	Existing	2024.440.02 REV A	23.07.2025
Block plan	Proposed	2024.440.03 REV A	23.07.2025

Plans	Proposed Turning Circle	2024.440.04	14.04.2025
Supporting Docs	Puddle Ducks Letter	NONE	14.04.2025

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: 05/12/2025

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.