Horsham District Council

Mr Anthony Else
A.Else (Building Consultants)
27 Goodwood Close
Midhurst
GU29 9JG

Application Number: DC/24/0029

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

On behalf of: Mrs Angela Bailey

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:

Erection of a single storey rear extension and two bay garage.

Overdale Haglands Lane West Chiltington West Sussex

as shown on Plan and Application Number DC/24/0029 submitted to the Council on 08/01/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed detached garage, by way of its scale, siting, and mass, would result in a dominant and overbearing addition to the frontage of the site which would be disproportionate in size to the host dwelling, and which would detract from the visual amenities and characteristics of the immediate setting and wider street scene. The proposed development is not therefore considered to relate sympathetically to the built surroundings, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Garage Floor Plan	NONE	02.02.2024
Elevation plan	Garage Elevations	NONE	02.02.2024
Elevation plan	Elevation 2 Existing & Proposed	NONE	08.01.2024
Elevation plan	Elevations 1 Existing & Proposed	NONE	08.01.2024
Floor plan	Floor Layout Existing & Proposed	NONE	08.01.2024
Location plan	Location Plan	NONE	08.01.2024
Block plan	Site Layout Plan	NONE	08.01.2024

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: 04/03/2024

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. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. 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.