
STATEMENT OF CASE:

APPEAL AGAINST NON-DETERMINATION

Site Address:

1 Stablehouse Bungalows
Leechpond Hill
Lower Beeding
West Sussex
RH13 6NP

Planning Application Reference:

DC/26/0483

Description of Development:

Conversion and extension of existing detached residential garage and storage building to self contained residential dwellinghouse.

Plans and documents sent to the LPA as part of the Application:

Drawing No. DENRA/2034/1 – Existing floor plans and elevations.

Drawing No. DENRA/2034/2 – Proposed floor plans and elevations.

Drawing No. DENRA/2034/3 – Existing and proposed roof plans.

Site Layout Plan 1:500

Location Plan 1:1250

Design and Access Statements.

CIL Form 1.

Application Status:

The application was validated on the 18th March 2026.

The Council's notice of decision was due 8 weeks from the date of validation.

No notice of decision has been given.

No extension of time has been requested by the council.

Reasons in support of the development:

Given the need for additional homes, it is important that the limited amount of land available for building is used efficiently when considering proposals for new residential development.

The National Planning Policy Framework (NPPF) indicates that local planning authorities should support development that makes optimal use of each site.

The extension/enlargement of the existing building was to comply with the 'Technical Housing Standards – Nationally Described Space Standards'.

The Housing Standards requirements are that a 2-bedroom dwelling with 4-person bed spaces would have to have a minimum total internal floor area of at least 79m² together with a minimum 2.0m² built-in storage.

Further requirements are that a double bedroom is to have a minimum floor area of 11.5m² and be at least 2.75m wide. In addition to this, a single bedroom must have a minimum floor area of 7.5m² and be at least 2.15m wide.

The proposal is sustainable as the site has direct access onto B2110 Leechpond Hill in turn giving access to A281 Brighton Road.

Access to public transport is provided by Leonardslee bus stops serving route number 17 going north and south along A281 Brighton Road. These bus stops are in the region of 8-10 minutes' walk from the proposed site.

The proposed site is also within cycling distance of Lower Beeding Village, Cowfold, Mannings Heath and Horsham.

Within a few minutes' walk north along Leechpond Hill, there is a public footpath going east. This in turn connects to a network of other public footpaths.