

Appeal 6013345

Submitted on 22 July 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	1 July 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Rebecca and Katherine Licorish and Thorn
Contact details	Nikolas Antoniou NJA Town Planning Ltd
What is your phone number?	
What is the address of the appeal site?	Land on Blackhouse Road Blackhouse Road Colgate West Sussex RH13 6HS
What is the area of the appeal site?	0.29 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	No

Access for inspection	Yes To appreciate the proposal in context
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0427
What date did you submit your application?	9 March 2026
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Construction of a single storey self-build dwelling
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/95970ae3-a99a-4d41-9bc9-bee4f07c58ca)
Decision letter	DECISION NOTICE.pdf (/document/ff337b5e-fa6d-4f1f-909a-15fd1c1258ef)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Blackhouse Rd Statement of Case July 2026.pdf (/document/c1070e18-9425-4fba-9edb-d99e72183727)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes

Design and access statement

[Blackhouse Road DAS March 2026.pdf \(/document/ed0010d5-7aec-47a9-9b58-6570d9a4a75d\)](#)

Plans, drawings and supporting documents

[DAS Appendix NJA 1 Thornhill Stables Appeal Decision.pdf \(/document/1ac2d7f8-4693-436b-986d-04b226090650\)](#)
[DAS Appendix NJA 2 Cowfold Lodge Cottage Appeal Decision.pdf \(/document/2a9219e3-c5bd-4f83-b418-088539e8b048\)](#)
[637699 - 09A Roof Plan - RevC.pdf \(/document/b42bb799-bdf4-4663-a03a-0a31067cbb30\)](#)
[Tree Survey Plan - Land at Blackhouse Road Colgate submitted 05.06.26.pdf \(/document/d64e696d-ce72-4167-b546-2fa98b43bf19\)](#)
[Arboricultural Report - Land on Blackhouse Road Colgate RH13 6HSD - submitted 05.06.26.pdf \(/document/65a9cd2f-889b-4bf3-8e60-371c0fa127ad\)](#)
[DAS Appendix NJA 4 Wappingthorn Lodge Appeal Decision.pdf \(/document/a228c46f-0d9e-4d2e-a53a-37ecaeeafe6a\)](#)
[637699 - SP02 Proposed Site Plan - RevE.pdf \(/document/b7f4d3f1-92fe-4162-a92c-47021ff9091d\)](#)
[Tree Protection Plan - Land at Blackhouse Road Colgate submitted 05.06.26.pdf \(/document/e2932b17-baf6-41a4-bff8-4f44d1c6e5b5\)](#)
[637699 - 04 Elevations - RevD.pdf \(/document/4ce4816a-0cd4-4535-9b47-534088de3aba\)](#)
[637699 - 05 Outline Section - RevD.pdf \(/document/a293fe2f-47ac-468c-ab50-64b1fac5d037\)](#)
[DAS Appendix NJA 3 Marlpost Meadows Appeal Decision.pdf \(/document/90c50c3f-5d9b-491b-8d8c-7106634fea4b\)](#)
[02 Ground Floor Plan - RevD.pdf \(/document/51b9f762-b99b-45e2-ae39-833489f89a1c\)](#)
[CIL Form 1.pdf \(/document/132a78d5-d114-4f7e-9519-9d5343e00910\)](#)
[637699 - 04A Elevations Colour - RevD.pdf \(/document/b230b8a5-e43b-46b2-b1ae-a0035af6b307\)](#)
[Blackhouse Road Energy Statement.pdf \(/document/4fcff8f-76bf-4840-93a9-b9f7a4869d29\)](#)
[637699 - SP01 Existing Site Plan - RevB.pdf \(/document/e2bc1813-cf73-4c26-8285-cb19fe719f64\)](#)
[C-NJA-091-001-001 Blackhouse Road PEA.pdf \(/document/ce55ef9d-18ae-499d-bf3d-cc638448bcf8\)](#)
[637699 - L01 Location Plan - RevB.pdf \(/document/bca8c4c3-8c4f-4f55-ba70-](#)

[e16754555b84\)](#)
[637699 - 3D01 3D Views.pdf](#)
[\(/document/6fb1952c-ef75-4200-bd33-e572792c5d66\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[HDC Local Plan Regulation 19.pdf](#)
[\(/document/415e9a50-15a5-4649-9f51-661ede3223a9\)](#)
[HDC AMR REPORT 2024 2025.pdf](#)
[\(/document/b843cf4a-202e-467c-ad9f-78c195346fc5\)](#)
[HDC HDT Action Plan 2025.pdf](#)
[\(/document/2a4da75d-4eb9-4cce-ad75-8a5d161ce2fc\)](#)
[Appeal Appendix NJA 2 Horsham Golf Course Appeal Decision.pdf](#) [\(/document/a938ce2e-eeb7-4b0f-9d38-abe9cd1bbabb\)](#)
[HDC Shaping Development in Horsham District Planning Advice Note.pdf](#) [\(/document/4a01f9af-0592-4f0b-970b-b7edf7ed4deb\)](#)
[HDC Local Plan Regulation 19 Inset 07 - 13.pdf](#)
[\(/document/2cf5a059-e976-4548-97f1-ce378549602e\)](#)
[Appeal Covering Letter .pdf](#)
[\(/document/24604480-b512-4434-b664-d45fc608d415\)](#)
[Appeal Appendix NJA 1 Land North of Cowfold Road Appeal Decision.pdf](#) [\(/document/8ce304ce-cb57-4917-8fb9-e07d1386b372\)](#)
