Horsham District Council

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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/23/2047

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 18th September 2024 (reference DC/23/2047) 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 the building works for the erection of a detached building were substantially completed more than four years before the date of this application (Lawful Development Certificate - Existing)

3. The land to which this refusal relates

Midwinter Farm Orltons Lane Rusper West Sussex

4. Reason for refusing this application

On the balance of probabilities it has **NOT** been demonstrated the building subject of the application, as shaded in red on the attached plan, has been substantially completed for a period in excess of 4 years from the date of the application.

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	08.11.2023
Elevation plan	Ariel photograph, September 2018, as existing	PRR1	08.11.2023
Photos	Building under construction x2, and Building in Situ	NONE	08.11.2023
Supporting Statement	Planning Statement	NONE	08.11.2023

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: 18/09/2024