Horsham District Council

Mr Simon Brett
Brett Incorporated Limited
18 Seal Road
Selsey
Chichester
PO20 0HW
United Kingdom

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S192 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015

Application No: DC/24/0765

1. Refusal

Horsham District Council by this notice **refuses** the application made under s192 of the Town and Country Planning Act 1990 (as amended) dated 18th September 2024 (reference DC/24/0765) 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

Erection of a porch and chimney (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

1 Bayley Paddock Mill Lane Partridge Green West Sussex

4. Reason for refusing this application

On the basis of the available information the porch and chimney additions would be carried out as a single building operation alongside the two-storey side extension approved under planning permission reference DC/24/0176. The development when taken as a whole would fail to meet the requirements of Class A of Part 1 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Floor Plans	0939.86/02	30.05.2024

Floor plan	Proposed Floor Plans	0939.80/03	23.05.2024
Block plan	Block Plan	0939.82/02	23.05.2024
Elevation & Floor plan	Carport and Pergola	0939.82/05	23.05.2024
Block plan	Location Plan	0939.86/01	23.05.2024
Location plan	Block Plan	0939.86/01	16.05.2024
Floor plan	Proposed Elevations	0939.86/03	23.05.2024
Elevation plan	Existing and Proposed Elevations	0939.82/04	16.05.2024

6. 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