Horsham District Council

Mark Folkes
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Application Number: DC/24/0536

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

On behalf of: Mr and Mrs Oliphant-Hope

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:

Change of use of land for the mooring of houseboat to be used as holiday let with associated engineering works to enlarge pond and building operations to extend jetty and construct canopy structures (Retrospective)

Little Wantley Fryern Road Storrington West Sussex

as shown on Plan and Application Number DC/24/0536 submitted to the Council on 05/04/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development when considered cumulatively with other development on the site, would result in a material intensification of activity within the countryside, which would detract from the informal character and ambience of the countryside location, contrary to Policy 26 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraphs 180 and 186 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan	1.01	05.04.2024
Site plan	Site Plan	1.02	05.04.2024
Design & Access Statement	Heritage	NONE	05.04.2024
Supporting Statement	Water Neutrality Statement by Folkes Architects dated 09.08.2024	NONE Revision C	13.08.2024

Elevation & Floor plan	Plan and Elevations for Retrospective Planning Cruiser (Planning Issue Only)	2.01	05.04.2024

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: 12/09/2024

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 or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, 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.