Horsham District Council

Miss So Young Kwon
1 Huntscroft Gardens
Bolney Road
Cowfold
West Sussex
RH13 8AA

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/24/1820

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 27th January 2025 (reference DC/24/1820) 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

Demolition of existing single storey rear extension and erection of single storey rear extension. (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

1 Huntscroft Gardens Bolney Road Cowfold West Sussex

4. Reason for refusing this application

The site is within a Conservation Area and the proposal would extend beyond a wall forming a side elevation of the original dwellinghouse. The development would not therefore be permitted by Class A, A.2(b) of Part 1 within Schedule 2 of the Town and Country (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
Supporting Statement		NONE	25.11.2024
Location plan		NONE	02.12.2024
Block plan		NONE	02.12.2024
Elevation & Floor plan	Existing	NONE	02.12.2024
Elevation & Floor plan	Proposed	NONE	02.12.2024



Emma Parkes
Head of Development and Building Control

Date: 27/01/2025

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**.