Horsham District Council

Mr Peter Routley
29 Kirklands
Innerleithen
Peebleshire
EH44 6NA

Application Number: DC/24/1895

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

On behalf of: Mr and Mrs David Grover

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:

Erection of single storey, two storey and first floor extensions.

5 Netherton Close Southwater West Sussex RH13 9BL

as shown on Plan and Application Number DC/24/1895 submitted to the Council on 06/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by virtue of its scale and design, would represent an unduly dominant and incongruous addition which would fail to reflect the established pattern and character of surrounding development. The development would not relate sympathetically to the built surroundings and would instead detract from the visual amenities of the locality, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 16 of the Southwater Neighbourhood Plan (2019-2031).

2 The development, by virtue of its scale and massing, would appear overbearing and result in an unacceptable loss of amenity for occupants of the adjoining property to the north, 6 Netherton Close, contrary to Policy 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	24/04/1	06.12.2024
Floor plan	Proposed first	24/04/4	06.12.2024
Elevation plan	Existing and proposed	24/04/5	06.12.2024
Floor plan	Proposed ground	24/04/3	06.12.2024
Location & Block plan			06.12.2024

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: 31/01/2025

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. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. 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.