Horsham District Council

Mr Doug Wright
WPS Planning
43 Timms Close
Horsham
RH12 4TN

Application Number: DC/25/1172

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

On behalf of: Mr David Algar

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:

Removal of Condition 5 of previously approved application DC/17/1129 (Proposed demolition of existing garage and erection of detached outbuilding/studio) relating to the use of the building for ancillary purposes.

Chennells Brook House North Heath Lane Horsham West Sussex

as shown on Plan and Application Number DC/25/1172 submitted to the Council on 16/07/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 It has not been demonstrated that removal of condition 5 of planning permission DC/17/1129 would result not in a use of the outbuilding which would go beyond the scope of the original development. It cannot therefore be concluded that the proposal is within the parameters of an application under Section 73 of the Town & Country Planning Act 1990, as amended.

2 Notwithstanding reason for refusal no. 1, use of the outbuilding in a manner which was not ancillary to Channells Brook House would, on the basis of the available information, result in a cramped and incongruous standalone building, with the scale and layout in relation to surrounding development considered contrary to policies 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan		CBH/03 REV A	16.07.2025
Floor plan		CBH/02 REV A	16.07.2025
Supporting Statement	Planning	131/2024	16.07.2025

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: 10/09/2025

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 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.