n.j.a town planning Ltd

Applications & Appeals Services
The Beehive, City Place, Gatwick, RH6 0PA
Tel: 01403 252231 email: njaltd@gmail.com
www.njatownplanningltd.co.uk

Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

NJA Ref: 20/288

10 November 2026

HOUSEHOLDER PLANNING APPLICATION

Dear Sir / Madam

Applicants: **Mr & Mrs J Sage**
Proposal: **Replacement Garage/Garden Store with Hobbies Room Over (Renewal of DC/23/1951)**
Site: **Star Farm, Gay Street, North Heath, West Sussex, RH20 2HN**

On behalf of the Applicants, please find enclosed a completed electronic application for the above proposal. The application comprises the following documents together with the planning application fee which will be paid electronically. This application is a renewal of DC/23/1951 which is itself a renewal of DC/20/2193, DC/18/0037, DC/14/2725, DC12/0096 & DC/09/0089. The scheme remains the same and it is requested that the LPA once again grants planning permission.

Submission Documents:

- Planning application form with Certificate A
- CIL Form 1
- Decision Notice and Delegated report for previous DC/23/1951
- SF-05-01A Proposed Plans @ 1:100 A3
- SF-05-02A Site Plan @1:500 A4
- SF-05-03 Location Plan @ 1:2500 A4

The proposal remains unchanged from that previously approved under DC/23/1951. The Council's previous assessment confirmed that its scale and Sussex barn-style design were appropriate to the dwelling and countryside setting, with no unacceptable effects on neighbouring amenity. The scheme remains unchanged and the design is consistent with Policy DP3 of the revised NPPF (2026), which seeks development that responds positively to its character and setting. It is therefore respectfully requested that planning permission be granted again, subject to appropriate conditions

I trust the enclosed documents are in order. I look forward to receiving confirmation that the planning application has been validated. In the meantime however, please do not hesitate to contact me should you require any further information.

Yours faithfully

[redacted]

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Ltd