

Appeal 6009593

Submitted on 13 May 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	9 April 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr and Mrs Ripley
Contact details	Nikolas Antoniou NJA Town Planning Ltd
What is your phone number?	[REDACTED]
What is the address of the appeal site?	Land East of Spring Gardens Washington West Sussex RH20 3BP
What is the area of the appeal site?	0.35 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0035
What date did you submit your application?	10 January 2026
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Single Detached Two Storey Dwelling & Associated Landscaping Together with the relocation of the existing Stable Building
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application form.PDF (/document/749484a6-2a77-46b1-9f8a-28cffbd51f20)
Agreement to change the description of development	Decision Notice.pdf (/document/068901d5-52ba-46a7-907d-11c2dbe24206)
Decision letter	Decision Notice.pdf (/document/dea915cc-b8e8-4c32-8961-0483c8e02d19)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Statement of Case - May 2026.pdf (/document/2bbd63fb-5230-4057-863a-459c8a587afc)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	DESIGN & ACCESS STATEMENT.PDF (/document/80124d9b-5af6-454c-ace5-a67aeaab415d)
Plans, drawings and supporting documents	Arboriculture:Root Protection Plan.PDF (/document/73c795e2-afac-4254-9f70-02f499bee5d4) 684-07 Rev A Visibility Splays 1-200 at A3.PDF (/document/32773ba2-926e-4808-9272-033c290cc135) 684-04 Rev A Grd Flr Plan2 1-100 at A1.PDF

[\(/document/fb504917-9fb5-438d-9558-0943887fd996\)](#)
[684-11 Plan as Proposed 1-100 at A3.PDF \(/document/6a3a8a6e-73a6-4458-8d07-1bcf34723ca9\)](#)
[Preliminary Ecological Appraisal.PDF \(/document/4d59eb15-5a13-4759-991f-1c0f63436a18\)](#)
[6784-06 Rev A Relocation Extg Stable 1-100 at A1.PDF \(/document/151307ed-5be9-4407-8a8b-22af3f179f81\)](#)
[Noise Impact Assessment.PDF \(/document/f4e55a08-4852-43c8-a724-231bdaab7f46\)](#)
[684-03 Rev A Extg Plan 1-100 at A1.PDF \(/document/a8460d3e-5239-4867-bc55-34dd93d8cb09\)](#)
[ENERGY STATEMENT.PDF \(/document/c5db127c-381d-45b3-989a-37b6b503b974\)](#)
[HERITAGE STATEMENT.PDF \(/document/6a986fbc-23c3-46df-9e3f-84d38b3fc50b\)](#)
[684-02 Rev A Site Plan 1-500 at A2.PDF \(/document/dd257f9e-9ab1-4b3d-876d-8582ae6cbd02\)](#)
[684-05 Rev B Roof Plan Proposed 1-100 at A1.PDF \(/document/86f51ed6-54ad-4318-a930-981226a4529c\)](#)
[684-04 Rev B Grd Flr Plan 1-100 at A1.PDF \(/document/081a9408-b23a-4dd9-a721-9e977f4bf510\)](#)
[684-10 Rev B Proposed Dwelling 1-100 at A2.PDF \(/document/4c3bde17-cc4b-4e39-b962-a7351dbd125f\)](#)
[684-08 Rev C Landscape Plan 1-250 at A2.PDF \(/document/049f08fa-4608-46d0-9481-ab1063ec4697\)](#)
[684-05 Rev C Roof Plan Proposed 1-100 at A1.PDF \(/document/bff4863d-ccdf-42f6-8e94-d84c6f2c8b09\)](#)
[CIL Form 1 Additional Info.PDF \(/document/574599d6-c5ac-4fa9-9430-d95e71f518e7\)](#)
[684-12 Acoustic Plan.PDF \(/document/b1b16cb4-249a-4d21-86b1-db09133ea7ce\)](#)
[684-01 Rev A Location Plan 1-1250 at A4.PDF \(/document/6c3f8e25-ddf7-44f9-a6e2-df774aeb82df\)](#)
[684-08 Rev B Landscape Plan 1-250 at A2.PDF \(/document/5b8a8b57-6770-472b-92c7-e1d060b58360\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[Appendix NJA 2 Examiners Report of the Storrington Sullington and Washington Neighbourhood Plan.pdf \(/document/57997b6f-3b24-4799-97a8-04f847b10ea6\)](/document/57997b6f-3b24-4799-97a8-04f847b10ea6)

[Appendix NJA 9 Horsham Golf Course Appeal Decision.pdf \(/document/48f762f3-582e-4769-9b84-0a29bad56962\)](/document/48f762f3-582e-4769-9b84-0a29bad56962)

[HDC AMR REPORT 2024 2025.pdf \(/document/8b9d0672-c3d4-4448-9b8d-2303d848eabc\)](/document/8b9d0672-c3d4-4448-9b8d-2303d848eabc)

[Appendix NJA 3 The Chardonnay Restaurant Appeal Decision.pdf \(/document/b4fd672e-f8d5-4e4f-9c21-57082b26f13f\)](/document/b4fd672e-f8d5-4e4f-9c21-57082b26f13f)

[Appendix NJA 5 Cowfold Lodge Cottage Appeal Decision.pdf \(/document/bdf5598d-5e54-4f4e-a20a-5b8290480c88\)](/document/bdf5598d-5e54-4f4e-a20a-5b8290480c88)

[Appeal Covering Letter.pdf \(/document/5d10d9ae-cc7b-453c-bbda-70fc284c8303\)](/document/5d10d9ae-cc7b-453c-bbda-70fc284c8303)

[Appendix NJA 1 Chanctionview Decision.pdf \(/document/6a8de50b-3d9f-4ecd-90aa-910f4e51400f\)](/document/6a8de50b-3d9f-4ecd-90aa-910f4e51400f)

[Appendix NJA 10 WSCC Highways Advice.pdf \(/document/d5fb617a-0608-41bb-bb7d-9fa89b891fd7\)](/document/d5fb617a-0608-41bb-bb7d-9fa89b891fd7)

[Appendix NJA 4 Thornhill Stables Appeal Decision.pdf \(/document/d1975b01-a75f-4240-b60c-a5ce17ff6119\)](/document/d1975b01-a75f-4240-b60c-a5ce17ff6119)

[HDC HDT Action Plan 2025.pdf \(/document/148a1a6d-0b10-4a79-b311-c6da9de0fc92\)](/document/148a1a6d-0b10-4a79-b311-c6da9de0fc92)

[Shaping Development in Horsham District Planning Advice Note.pdf \(/document/5ae1344d-3373-42f1-9c45-cb531439b03f\)](/document/5ae1344d-3373-42f1-9c45-cb531439b03f)

[Appendix NJA 6 Marlpost Meadows Appeal Decision.pdf \(/document/f5720be7-cb87-4f13-9185-d479ac2bf8be\)](/document/f5720be7-cb87-4f13-9185-d479ac2bf8be)

[Appendix NJA 8 Hunters Oak Appeal Decision.pdf \(/document/8633f6c6-a536-41c0-8cb2-e41e14f12642\)](/document/8633f6c6-a536-41c0-8cb2-e41e14f12642)

[Appendix NJA 7 Wappingthorn Lodge Appeal Decision.pdf \(/document/0b9d5cba-e186-48dc-aa60-f7ff9d581cf2\)](/document/0b9d5cba-e186-48dc-aa60-f7ff9d581cf2)
