Appeal 6017782

Appeal details

Appeal type	Planning
Appeal procedure	Written Part 1
Appeal site	The Willows, The Street, Cowfold, RH13 8BW
Appellant contact details	[redacted]
Application number	DC/26/0575

Before you start

Which local planning authority (LPA) do you want to appeal against?	Horsham District Council
What is your appeal about?	Full planning
What date did you submit your application?	20 Apr 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	18 Aug 2026

Appellant's appeal

Was the application made in the appellant's name	Yes
Application reference	DC/26/0575
Contact details	Nick Sutton ecopump limited
Phone number	[redacted]
Site address	The Willows The Street Cowfold RH13 8BW

What is the area of the appeal site?	208 m^2
Is the site in a green belt	No
Site fully owned	Yes
Agricultural holding	No
Will an inspector need to access the land or property?	Yes The site is fenced and gated and the inspector will need access
Site health and safety issues	No
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor dwellings
Enter the description of development	Erection of 1 no dwellinghouse in the garden of Cowfold Stores. (Full Application).
Did the local planning authority change the description of development?	No
Why are you appealing?	1. Wrong plans assessed. The delegated report assessed the superseded 28 May scheme. It did not assess the final plans of 15 July 2026, which restored the original siting shortened by 3m to clear the TPO root protection areas (RPAs). Nor did it consider the Conservation Officer's 28 July response to those plans. 2. Heritage (RfR1). The Conservation Officer did not object. He found that a modest traditional dwelling would not be unexpected, and that harm to the setting of Grade II Cowfold Stores was less than substantial, at the lower end. The public benefits of a sustainable windfall dwelling (NPPF 73, 208; HDPF 15; CNP 10) outweigh this harm, as was accepted at Grade II Wood Grange (DC/24/0511). 3. Design (RfR2). The 1½-storey, 60.3sqm dwelling covers 28% of its plot. That is less than 4 Yew Tree Close (46%), 1–3 Yew Tree Close (35%) and Wood Grange (31%). It is not overdevelopment and accords with HDPF 32–33 and CNP 4 and 9. 4. Amenity (RfR3). The dwelling is 9.5m from Cowfold Stores. Willows Cottage and 4 Yew Tree Close have no affected habitable windows, and the flats sit 4–7m above site level. No occupier has rights over this land, and Willows Cottage and the garden flat have their own private gardens. The dwelling lies outside the RPAs, and the arboricultural method statement addresses tree pressure. 5. Flood risk (RfR4). The 0.0217ha site lies in Flood Zone 1, below the 1ha FRA threshold, and outside mapped surface water risk. Drainage can be conditioned. 6. Tilted balance. With only a one-year housing land supply, NPPF

	11(d) applies. No adverse impacts significantly and demonstrably outweigh the benefits.
Significant changes since application	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	Application form.pdf (/published-document/bd755fea-0e7f-451b-919a-0ae6cd8ca78e)
Decision letter	Decision Refusal Notice 18.8.26.pdf (/published-document/84b5dd39-cab3-4bab-a176-8a790b37d170)
Planning obligation	No
Separate ownership certificate in application	No
Environmental statement	No