Horsham District Council

Mr. Ross Bowditch
RB Design
Corner Cottage
The Limes
Felbridge
RH19 2QY

Application Number: DC/25/1006

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

On behalf of: Mr R Pitman

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:

Subdividing of existing plot and erection of a two storey 4 bedroom dwelling.

35 Churchill Avenue Horsham West Sussex RH12 2JP

as shown on Plan and Application Number DC/25/1006 submitted to the Council on 18/06/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed subdivision of the plot and the introduction of a detached dwelling of this scale would result in a development that appears cramped and visually overbearing within the street scene. The scheme fails to provide sufficient outdoor amenity space and would lead to a significant loss of openness on this prominent corner plot, thereby undermining the established character and spatial quality of Churchill Avenue. As such, the proposal is considered to be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	18.06.2025
Location & Block plan		PLN12	18.06.2025
Floor plan	Existing	PLN01	18.06.2025

Floor plan	Existing first and roof	PLN02	18.06.2025
Elevation plan	Existing	PLN03	18.06.2025
Elevation plan	Existing	PLN04	18.06.2025
Section plan	Existing	PLN05	18.06.2025
Floor plan	Proposed	PLN06	18.06.2025
Floor plan	Proposed	PLN07	18.06.2025
Floor plan	Proposed	PLN08	18.06.2025
Roof plan	Proposed	PLN09	18.06.2025
Elevation plan	Proposed	PLN10	18.06.2025
Section plan	Proposed	PLN11	18.06.2025
Block plan	Existing	PLN13	18.06.2025
Site plan	Proposed	PLN14	18.06.2025

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: 05/09/2025

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.