Horsham District Council

Mrs Mia Wheeler
Maplebank
Henfield Road
Cowfold
West Sussex
RH13 8DW

Application Number: DC/24/1654

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

On behalf of:

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:

Vehicle cross over application to allow access to driveway to the front of the property

Maplebank Henfield Road Cowfold West Sussex

as shown on Plan and Application Number DC/24/1654 submitted to the Council on 11/11/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would result in the loss of natural features that are considered to positively contribute to the setting of the designated Conservation Area, where the introduction of hard surfacing, at any unknown grade, would further detract from the character and visual amenities of the street scene. The proposal would therefore result in less than substantial harm to the setting of the designated Conservation Area and would be contrary to Policies 33 and 34 of the Horsham District Planning Framework (2015) and paragraph 215 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	11.11.2024
Site plan		NONE	24.10.2024

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: 06/01/2025

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. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. 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.