Horsham District Council

Mr Michael Isherwood
156 Brambletye Park Road
Redhill
RH1 6ED

Our ref:	DC/25/0270
Your ref:	Sir Roberts Cottage Larger Homes Extension
Email:	planning@horsham.gov.uk
Direct Line:	01403 215598
If Calling Please ask for:	Meg Bayliss
Date:	7th April 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 1, Class A

Prior Approval for the erection of a single storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 4.00m and eaves height of 2.50m.

Sir Roberts Farm Goose Green Lane Goose Green West Sussex

Further to the above prior notification which was received on 24 February 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The proposed single storey rear extension would adjoin a later first floor addition, where the total enlargement would have more than a single storey and would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. The proposed development would therefore fail to comply with A.2(h) and A.2(ja) of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Planning permission is therefore required for the proposed development.

Yours faithfully

Emma Parkes
Head of Development and Building Control

NOTIFICATION

Appeals to the Secretary of State

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.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. 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.