

Appeal 6014814

Submitted on 17 August 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Householder
Decision date	4 August 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?	John & Suzy Lough
Contact details	Jake McLewee Architecture by Jake
What is your phone number?	
What is the address of the appeal site?	8 Church Street Steyning West Sussex BN44 3YB
What is the area of the appeal site?	116
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Access for inspection	Yes The appeal concerns a rear extension. Access will be required to the back garden via the side passage, and side gate.
Are there any health and safety issues on the appeal site?	Yes Scaffolding might be present in the rear garden.
What is the application reference number?	DC/26/0846
What date did you submit your application?	9 June 2026
Enter the description of development that you submitted in your application	2 storey extension & changes to fenestration

Did the local planning authority change the description of development?

Yes, I agreed a new description with the local planning authority

Why are you appealing?

No concerns regarding light, overlooking or materials. No neighbour/Parish objections. The Council stated “there is no objection to the principle of a two-storey rear extension in this location”, indicating the only concern is the proposed roof form.

The proposed extension would provide only approximately ~8.6m² of additional internal floor area, less than a 10% increase and highlighting that this is a small extension. Positioned to the rear, angled inward, and screened from the street and attached neighbour by the existing rear gable. It would have limited visual prominence.

Flat and parapet roofs are an established feature of the immediate Conservation Area, with multiple historic examples in Church Street and Bank Passage.

The site’s angled boundary prevents a conventional pitched roof extending perpendicular from the rear of the property without exceeding the boundary. The chosen design keeps the visual focus on the existing rear gable and neighbouring gable. It doesn't add unnecessary bulk.

The local historic flat roofs would have been in place when the conservation area was designated in 1973. The entirety of the School site opposite (with a large amount of flat roofing) was chosen to be included within the conservation area, and in Horsham's own "Steining Conservation Area Appraisal and Management Plan 2018”, the flat roofing areas received “neutral” and “positive” ratings. The proposed roof form reflects an established local characteristic that existed prior to the introduction of the conservation area and should therefore be recognised as a design to inform this extension.

Have there been any significant changes that would affect the application?

There have been no significant changes

Are there other appeals linked to your development?

No

Upload documents

Application form

[APPLICATION FORM.pdf \(/document/4de75c31-78b7-4570-bf3b-36ee228ab296\)](#)

Agreement to change the description of development	ufm161 Ack Full Application (CIL).pdf (/document/3308db28-ebab-43a1-8ffa-68fe7d6bc352)
Decision letter	8 CHURCH STREE DECISION NOTICE.pdf (/document/070608c7-89c4-4c69-a1fc-fdeb026d8b05)
Do you want to apply for an award of appeal costs?	No