Horsham District Council

Mr James Davis
The Old Stables
Guildford Road
Rudgwick
Horsham
West Sussex
RH12 3JB

Application Number: DC/25/1923

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

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:

Erection of an implement store for machinery for equestrian use.

The Old Stables Guildford Road Rudgwick Horsham

as shown on Plan and Application Number DC/25/1923 submitted to the Council on 02/12/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by reason of its scale and siting, would be disproportionate to the main dwellinghouse, and would represent an unduly intrusive and dominant addition to the site and wider surrounding area. The proposal would therefore have an adverse visual impact on the visual amenities of the locality, contrary to policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 8 of the Rudgwick Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan	Block/Site Plan	NONE	02.12.2025
Elevation plan	Elevation All	SMSB-1346-01	02.12.2025
Roof plan	Roof Plan	SMSB-1346-15	02.12.2025
Plans	Elevations All Frame	SMSB-1346-06	02.12.2025
Floor plan	Floor Plan	SMSB-1346-12	02.12.2025
Plans	Footings	NONE	02.12.2025
Plans	Footings Plan	SMSB-1346-13	02.12.2025
Plans	Cross Section	SMSB-1346-11	02.12.2025
Supporting Statement	Planning Statement	NONE	22.01.2026
Location plan	Location Plan	NONE	24.11.2025

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: 11/02/2026

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.