Horsham District Council

Mr Stuart Wickham
SDR Designs
14 Batemans Road
Woodingdean
Brighton
East Sussex
BN2 6RD

Application Number: DC/25/0394

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

On behalf of: Mr and Mrs Paul Jones

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:

Conversion of bungalow into a 2 storey house with addition of 2 no roof lights to rear elevation. Erection of two-storey front porch. Erection of a single storey rear extension and a single storey side garage extension.

Rosslyn 5 Trundle Mead Horsham West Sussex

as shown on Plan and Application Number DC/25/0394 submitted to the Council on 17/03/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by virtue of its scale and design, would represent an unduly dominant and incongruous addition which would fail to reflect the established pattern and character of surrounding development. The development would not relate sympathetically to the built surroundings and would instead detract from the visual amenities of the locality, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policies 3 and 4 of Horsham Blueprint Business Neighbourhood Plan 2019-2036 (HBBNP).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing Ground Floor, Roof Plan, Location Plan/Block Plan	PA.1562025/01.	17.03.2025
Elevation & Floor plan	Proposed Ground Floor Plan, Elevations and Cross Sections A-A & B-B	PA.1562025/02.	17.03.2025
Section plan	Proposed First Floor Plan, Proposed Roof Plan And Proposed Cross Sections C-C & D-D	PA.1562025/03.	17.03.2025

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 12/05/2025

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.