Appeal 6019397

Submitted on 12 November 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	9 October 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?	Mr and Mrs Lemonius
Contact details	David Campion Batcheller Monkhouse
What is your phone number?	[redacted]
What is the address of the appeal site?	Doves Place Coxham Lane Steyning West Sussex BN44 3LG
What is the area of the appeal site?	284 m^2
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The site is within the residential curtilage of Doves Place. The frontage can be seen from Coxham Lane, but the Inspector needs to enter the site to appreciate its depth, shape and and size.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/1324

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Outline Application for the erection of a single dwelling with all matters reserved
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
Summarise why you are appealing	S4 of the NPPF specifically sates that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. We say the proposal would have no adverse impact, noting there were no objections to the scheme in outline. The Council acknowledged in the officer report that the site is located within an established settlement where the principle of additional residential development is generally supported. On that basis it was anticipated that the Council would look favourably on the proposal in principle, thus justifying the cost of making a subsequent full planning application. We argue that the Council erroneously based its refusal, not on the principle of development (which was the question being asked), but on matters of detail which can only be considered at full planning stage. Nationally Described Space Standards require a minimum Gross Internal Floor area of 84 sq m. Housebuilders generally work on the basis that a building plot (in this case 284 sqm) should be in the region of 1.5 to 2 times the footprint of a dwelling. The architect had demonstrated how a dwelling of around 145 sqm (50% of the plot size) could be accommodated on the plot within these parameters. The Council had no evidence to justify a refusal based on the size of plot. The proposed dwelling would provide a much needed small home at a time when the Council is unable to demonstrate a 5 year housing land supply.
Have there been any significant changes that would affect the application?	There have been no significant changes
How would you prefer us to decide your appeal?	Written representations

Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/7a982b62-03ea-4001-9140-1bdb791c61b1)
Did you submit an environmental statement with the application?	No
Agreement to change the description of development	Doves Place Validation.pdf (/document/83992856-ad87-4b13-b876-fbef8b6cb484)
Decision letter	Appendix 2 Decision notice.pdf (/document/81b09cf6-024b-4f0d-b315-ec4cb78c8be2)
Do you have a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Do you want to apply for an award of appeal costs?	No