Horsham District Council

Mr George Smith
Marrons
Bridgeway House
Bridgeway
Stratford Upon Avon
CV37 6YX

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015

Application No: DC/26/1524

1. Refusal

Horsham District Council by this notice **refuses** the application made under s191 of the Town and Country Planning Act 1990 (as amended) dated 18th November 2026 (reference DC/26/1524) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Use of land as residential curtilage incidental to the enjoyment of the dwellinghouse (Lawful Development Certificate - Existing).

3. The land to which this refusal relates

Rowan Two Mile Ash Horsham West Sussex

4. Reason for refusing this application

1 It has not been demonstrated, on the balance of probability, that the land the subject of this application (and shown outlined in red on the attached plan) has been used continuously for domestic purposes as part of the residential curtilage incidental to the enjoyment of the dwellinghouse known as Rowan for a period in excess of ten years prior to the date of the application.

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Statutory Declaration of Trevor Jones	NONE	08.10.2026
Supporting Statement	Statutory Declaration of Amit Rameshchandra Patel	NONE	08.10.2026
Supporting Statement	Covering Letter	NONE	23.09.2026
Location plan		NONE	23.09.2026

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.

Emma Parkes
Head of Development and Building Control

Date: 18/11/2026

PLAN

