



Applications & Appeals Services
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Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Ref: 25/239

01 July 2026

PLANNING APPLICATION SUBMISSION

Dear Sir / Madam

Applicants: Mr and Mrs Wycherley

Proposal: Demolition of cattery building. Construction of a self-build dwelling with detached garage/car port building as an alternative to DC/25/1994 (approval of conversion of cattery building into a dwelling)

Site: Chancton Down, Horsham Road, Steyning, BN44 3AA

On behalf of the Applicants, please find enclosed a completed application for the above proposal. The planning application submission comprises the following documents:

- Planning Application Forms with Certificate A
- CIL Form 1
- Planning, Design and Access Statement, NJA Town Planning Ltd, June 2026 with appendices NJA/1 – NJA/4
- Preliminary Ecological Appraisal, Arun Ecology, October 2025
- Bat Emergence Survey Report, Arun Ecology October 2025
- Noise Impact Assessment, March 2026

Plans

- L01 Rev A Location Plan 1:1250 @ A3
- SP01-3 Existing Site Plan 1:200 @ A1
- SP02-3 Rev G Proposed Site Plan 1:200 @ A1
- BP01-3 Rev F Proposed Dwelling Block Plan 1:500 @ A2
- 04-3 Rev F Proposed Dwelling Elevations 1:100 @ A2
- 04a-3 Rev C Proposed Dwelling Elevations in Colour 1:100 @ A2
- 05-3 Rev B Proposed Dwelling Outline Sections AA, BB and CC 1:50 @ A2
- G01-3 Rev D Proposed Garage Ground Floor, Roof Plans and Section AA 1:50 and 1:100 @ A2
- G04a-3 Rev D Proposed Garaged Elevations in Colour 1:100 @ A3
- X01-3 Rev F Proposed Dwelling Ground Flood, First Floor and Roof Plans 1:100 @ A2
- EX01 Rev B Existing Plans and Elevations 1:100 @ A2

I trust that the above documents are in order to enable you to validate the planning application. If you have any queries, please do not hesitate to contact me.

Yours faithfully

NJA

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited