

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/26/0427

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

On behalf of: Rebecca and Katherine Licorish and Thorn

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 a single storey (self-build) dwellinghouse.

Land To The Northwest of Coach House Blackhouse Road Colgate

as shown on Plan and Application Number DC/26/0427 submitted to the Council on 09/03/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development would be located within an unsustainable location in the countryside, beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015). Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations which would outweigh harm arising from conflict with the above policies.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Tree Survey Plan	Sht-1	05.06.2026
Supporting Docs	Tree Protection Plan	Sht-2	05.06.2026
Supporting Docs	Arboricultural Report	NONE	05.06.2026
Supporting Statement	Energy Statement	NONE	09.03.2026
Supporting Docs	Preliminary Ecological Appraisal	C-NJA-091-001-001 REV 001	09.03.2026
Plans	Outline Sections	05 REV D	09.03.2026

Floor plan	Ground Floor Plan	02 REV D	09.03.2026
Plans	3D Views	3D01	09.03.2026
Elevation plan	Elevations	04 REV D	09.03.2026
Elevation plan	Elevations Colour	04A REV D	09.03.2026
Roof plan	Roof Plan	09A C	09.03.2026
Location plan	Location Plan	L01 B	09.03.2026
Site plan	Existing Site Plan	SP01 A	09.03.2026
Site plan	Proposed Site Plan	SP02 E	09.03.2026
Design & Access Statement	Planning, Design and Access Statement	NONE	09.03.2026

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: 01/07/2026

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 or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, 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>.