

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015 (as amended)

Agent :

Mr Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington west sussex
RH20 2RF

Applicant Details :

Mr Simon Hawker
Tall Trees The Drive
Ifold
Loxwood West Sussex
RH14 0TE

In pursuance of their powers under the above mentioned Act and Orders, the Council hereby notify you that they **REFUSE** the following development, that is to say:

**Removal of existing roof & erection of first floor extension and two storey front extension.
Tall Trees The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TE**

as shown on plan and application no. PS/23/01384/DOM submitted to the Council on 13 June 2023.

The reason for the Council's decision to refuse to permit the above development are:

- 1) The proposed extension is an unsympathetic addition to the property, which would not appear subservient, by reason of scale and massing. The proposal would erode the gap between properties at first floor level, resulting in a cramped form of development which would interrupt the character and rhythm of the street scene and would detract from the character and appearance of the locality. The proposed dwelling would, therefore, fail to accord with Chichester Local Plan Policies 2 and 33 and Section 12 of the NPPF.
- 2) This decision relates to the following plans: 477/01; TALL TREES REVISED SKETCH_6SEPT; TALL TREES SK 03_21SEPT

INFORMATIVES

- 1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

The plans the subject of this decision can be viewed on the Council's website www.chichester.gov.uk quoting the reference number of the application or alternatively by scanning the QR code. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".



Decision Date : 2 October 2023

Signed:

A handwritten signature in blue ink that reads "Andrew Frost". The signature is written in a cursive style.

Andrew Frost
Director of Planning and Environment
Chichester District Council

NOTES TO APPLICANTS / AGENTS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority 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.

If you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice for householder development.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

