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REF: DM/25/3171
DATE: 8th April 2026

Dear Sir/Madam

23-25 Bolnore Road Haywards Heath West Sussex RH16 4AB
Variation of condition 1 of application DM/24/2064 - Introduction of 600mm parapet to resident terrace to provide privacy screening from ground floor.

I advise that your application DM/25/3171 was **Granted Permission** on **8th April 2026**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted.

Yours faithfully



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

Mr John McElholm
Mr Richard Woodcock
Harris Irwin Associates Ltd.
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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/25/3171

DESCRIPTION: VARIATION OF CONDITION 1 OF APPLICATION DM/24/2064 -
INTRODUCTION OF 600MM PARAPET TO RESIDENT TERRACE
TO PROVIDE PRIVACY SCREENING FROM GROUND FLOOR.

LOCATION: 23-25 BOLNORE ROAD, HAYWARDS HEATH, WEST SUSSEX,
RH16 4AB

DECISION DATE: 8 APR 2026

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

Conditions

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans/materials schedule listed below under the heading 'Plans Referred to in Consideration of this Application' and below:

Proposed Elevations 3226-HIA-00-XX-DR-A-0302 DO-P4 comparison NW
Proposed Elevations 3226-HIA-00-XX-DR-A-0306-D0-P1

Proposed and Existing Plan incl Site 3226-HIA-00-XX-DR-A-2101-DPC & Threshold Details-S3-P2
 Proposed and Existing Plan incl Site 3226-HIA-00-01-DR-A- 2712-Terrace Balustrade Detail-S3-P1
 Proposed and Existing Plan incl Site 3226-HIA-00-02-DR-A- 2711-GRP Chimney Detail-S3-P1
 Proposed and Existing Plan incl Site 3226-HIA-00-04-DR-A-2710-Hidden Gutter Eaves Detail-D2-P2
 Proposed and Existing Plan incl Site 3226-HIA-00-XX-DR-A-3110-Window Details-S3-P2
 Proposed Floor Plans 3226-HIA-00-00-DR-A-0201 DO-P8 lower ground
 Proposed Floor Plans 3226-HIA-00-00-DR-A-0211 DO-P8 ground
 Proposed Floor Plans 3226-HIA-00-00-DR-A-0221 DO-P8 first
 Proposed Floor Plans 3226-HIA-00-00-DR-A-0231 DO-P8 second
 Proposed Roof Plan 3226-HIA-00-00-DR-A-2701 DO-P2
 Proposed Elevations 3226-HIA-00-XX-DR-A-0300 DO-P5 comparison SW
 Proposed Elevations 3226-HIA-00-XX-DR-A-0301 DO-P4 comparison NE
 Proposed Elevations 3226-HIA-00-XX-DR-A-0303 DO-P4 comparison SE
 Proposed Elevations 3226-HIA-00-XX-DR-A-0304 Rev C9
 Proposed Elevations 3226-HIA-00-XX-DR-A-0305 Rev C5
 Site Plan 3226-HIA-00-XX-DR-A-0102 DO-P3
 Landscaping Details 200121-TMA-XX-DR-L-4300 P06
 Landscaping Details 200121-TMA-XX-DR-L-4000 P06

Reason: For the avoidance of doubt and in the interest of proper planning.

2. The development shall be carried out in accordance with the details approved in application ref: DM/23/1263 regarding the material schedule, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy E9 of the Haywards Heath Neighbourhood Plan.

3. The development shall be carried out in accordance with the details approved in application ref: DM/23/1263 regarding design details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure these aspects of the development are compatible with the design of the building and the character of the area and to accord with Policy DP26 of the Mid Sussex District Plan.

4. The development shall be carried out in accordance with the details approved in application ref: DM/23/1263 regarding hard and soft landscaping, and in accordance with plans 200121-TMA-XX-DR-L-4300 P06 and 200121-TMA-XX-DR-L-4000 P06 unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan and Policy E9 of the Haywards Heath Neighbourhood Plan.

5. The development shall be carried out in accordance with the details approved in application ref: DM/23/1263 regarding drainage details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy DP41 of the Mid Sussex District Plan and Policy E7 of the Haywards Heath Neighbourhood Plan.

6. The development shall be carried out in accordance with the details approved in application ref: DM/23/1263 regarding site levels, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development does not prejudice the amenities of adjacent residents or the appearance of the locality and to accord with Policy DP26 of the Mid Sussex District Plan.

7. The development shall be carried out in accordance with the details approved in application ref: DM/23/1263 regarding the Construction Management Plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the area and to comply with Policies DP21 and DP26 of the Mid Sussex District Plan and Policy E8 of the Haywards Heath Neighbourhood Plan.

8. The development shall be carried out in accordance with the details approved in application ref: DM/23/1263 regarding biodiversity details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent loss of, and contribute to a net gain in, biodiversity, in accordance with Policy DP38 of the Mid Sussex District Plan and the NPPF.

9. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Bank/Public Holidays or at any time other than between the hours 8am and 6pm on Mondays to Fridays and between 9am and 1pm Saturdays.

Reason: To safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

10. Deliveries or collection of plant, equipment or materials for use during the demolition and construction phases shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 hrs;
Saturday: 09:00 - 13:00 hrs
Sunday and Public/Bank holidays: None permitted

Reason: To protect the amenity of local residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

11. No part of the development hereby permitted shall be occupied until details of proposed boundary screen walls/fences/hedges have been submitted to and approved in writing by the Local Planning Authority and until such boundary screen walls/fences/hedges associated with them have been erected or planted. The boundary treatments approved shall remain in place in perpetuity or unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the appearance of the area and protect the amenities of adjacent residents and to accord with Policy DP26 of the Mid Sussex District Plan.

12. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on drawing TB15694-GA-001.

Reason: In the interests of road safety and to comply with Policy DP21 of the Mid Sussex District Plan.

13. The development shall be carried out in accordance with the details approved in application ref: DM/26/0003 regarding the Travel Plan.

Reason: To encourage and promote sustainable transport and to comply with Policy DP21 of the Mid Sussex District Plan.

14. The development shall be carried out in accordance with the details approved in application ref: DM/26/0003 regarding the Sustainability Statement. On completion of the development, an independent final report shall be prepared and submitted to the Local Planning Authority to demonstrate that the proposals in the Statement have been implemented.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with the NPPF requirements, Policies DP26 and DP39 of the Mid Sussex District Plan and Policy E8 of the Haywards Heath Neighbourhood Plan.

15. The development shall be carried out in accordance with the details approved in application ref: DM/26/0003 regarding fire hydrants, prior to first occupation of this development. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with Policy DP20 of the Mid Sussex District Plan and in accordance with The Fire Services Act 2004.

16. The development shall be carried out in accordance with the details approved in application ref: DM/26/0003 regarding the Electric Vehicle Charging spaces.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies and to comply with Policies DP21, DP26, DP29 and DP39 of the Mid Sussex District Plan.

17. The development shall be carried out in accordance with the details approved in application ref: DM/26/0003 regarding the cycle parking spaces. These facilities shall thereafter be retained for their designated use.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to comply with Policy DP21 of the Mid Sussex District Plan.

18. The refuse/recycling storage area shall be implemented in accordance with the approved plans and made available for use prior to the first occupation of the development at all times thereafter.

Reason: In the interests of the amenities of the area, to comply with Policy DP26 of the Mid Sussex District Plan and Policies E8 and E12 of the Haywards Heath Neighbourhood Plan.

19. The recommendations set out in the Preliminary Ecological Appraisal by Tim Moya Associates (ref: 200121-ED-01a, dated April 2020) and Bat Survey Report by Tim Moya Associates (ref: 200121-ED-03b, dated February 2021) shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with the NPPF requirements and Policy DP38 of the Mid Sussex District Plan.

20. The lighting scheme installation shall confirm to that plan submitted by Ramboll, dated 19th August 2020, reference 1620009452, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and in the interests of the biodiversity of the site, and to comply with Policies DP26, DP29 and DP38 of the Mid Sussex District Plan.

Biodiversity Net Gain

1. This permission is considered to be one which **will not require the approval of a biodiversity gain plan before development is began** because it is considered that one or more of the statutory exemptions or transitional arrangements is considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

Informatives

1. In accordance with 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.

- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Elevations	0304	C9	11.12.2025
Proposed Elevations	0305	C5	11.12.2025



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PECNDZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

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 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

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 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 on GOV.uk.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

The planning permission was granted on an application made under Section 73 of the Town and Country Planning Act 1990 and

- (i) The original planning permission to which the Section 73 planning permission relates* was granted before 12th February 2024, or
- (ii) The application for the original planning permission* to which the Section 73 planning permission relates was made before 12th February 2024.

* "original planning permission means the permission to which the Section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are Section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the replaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Purchase Notices

If either the Local Planning Authority or Secretary of States 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 District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.