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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

REFUSAL

REFERENCE: DM/24/3046

DESCRIPTION: DEMOLITION OF EXISTING SINGLE STOREY REAR/ SIDE EXTENSION AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION. INCREASED CILL OF WINDOW AT FIRST FLOOR TO REAR ELEVATION. RECONSTRUCTION OF CHIMNEY TO MATCH EXISTING. INCREASE IN BASEMENT FOOTPRINT AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS, LARGELY AS APPROVED UNDER DM/24/0265, WITH FIRST FLOOR INFILL EXTENSION AND EXTERNAL LANDSCAPING WORKS.

LOCATION: 29 HIGH STREET, LINDFIELD, HAYWARDS HEATH, WEST SUSSEX

DECISION DATE: 20 MAR 2025

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. By virtue of the scale, design and form of the proposed works, specifically the proposed two-storey rear extension, they would not address the character and scale of the existing dwelling and they would be detrimental to the character and appearance of the application property and the wider Conservation Area. This harm

is identified as less than substantial, however there are no public benefits identified that would outweigh this harm. The proposal is therefore considered to be contrary to the entirety of policies DP26 and DP35 of the Mid Sussex District Plan, the Lindfield and Lindfield Rural Neighbourhood Plan, the Mid Sussex Design Guide SPD, the NPPF and Section 72 of the Listed Building and Conservation Area Act 1990.

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 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.

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
Location and Block Plan	EX001		13.12.2024
Existing Floor Plans	EX0010		13.12.2024
Existing Elevations	EX011		13.12.2024
Location and Block Plan	PL101		13.12.2024
Proposed Floor Plans	PL110		13.12.2024
Proposed Elevations	PL111		13.12.2024



Ann Biggs
Assistant Director Planning and Sustainable Economy

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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.

As this is a decision to refuse planning permission for a householder application, 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.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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.

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 on GOV.uk](#).

