

Mr D Hall
Mr Colin Smith
Colin Smith Planning Ltd
146 Brambletye Park Road
Redhill
RH1 6ED

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

REFUSAL

REFERENCE: DM/25/1928

DESCRIPTION: ERECTION OF NEW SELF BUILD DWELLING ALTERATIONS TO
SIDE ELEVATION OF EXISTING HOUSE TO AMEND THE
FENESTRATION.

LOCATION: WOODCOTE, YEW LANE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 14 NOV 2025

CASE OFFICER: KATHERINE WILLIAMS -
KATHERINE.WILLIAMS@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. The proposal, by virtue of its form, position and scale would result a cramped appearance and form an overdevelopment of the site which would be out of keeping with the character of the locality and the streetscene. The proposal would therefore conflict with policy DP26 of the Mid Sussex District Plan 2014-2031, policies EG3 and EG5 of the East Grinstead Neighbourhood Plan, The Mid Sussex Design Guide and the relevant paragraphs of the NPPF.
2. The proposal, owing to its form, height and location, would cause significant harm to the residential amenities of Charnwood, Yew Lane through an overbearing impact and loss of privacy. The application would therefore conflict with policy DP26 of the

Mid Sussex District Plan 2014-2031 and policy EG3 of the East Grinstead Neighbourhood Plan.

3. The proposed dwelling by virtue of its size and scale in relation to the shape and proportions of the site would provide disproportionate private amenity space for the property, which is considered to be disproportionate to the size of the dwelling. This is considered to cause significant harm to the amenities of the future occupiers of the dwelling contrary to policy DP26 of the Mid Sussex District Plan 2014-2031, and the relevant paragraphs of the National Planning Policy Framework.
4. The proposal does not adequately mitigate the potential impact on the Ashdown Forest Special protection Area (SPA) and Special Area of Conservation (SAC) and would therefore be contrary to the Conservation and Habitats and Species Regulations 2010, policy DP17 of the Mid Sussex District Plan 2014 -2031, Policies EG5 and EG16 of the East Grinstead Neighbourhood Plan and Paragraph 194 of the National Planning Policy Framework.
5. The proposal includes insufficient information to demonstrate that the proposal is acceptable in terms of flood risk and drainage contrary to policy DP41 of the Mid Sussex District Plan 2014-2031 and the relevant provisions of the NPPF.

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, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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 Plan			30.07.2025
Site Plan	WODSB - 02	Rev D	26.08.2025
Existing and Proposed Elevations	WOODCOTE/ EXISTING/PR OPOSED/ELE VATIONS		26.08.2025
Existing and Proposed Floor Plan	WOODCOTE/ EXISTING/PR OPOSED_PLA NS		26.08.2025
Proposed Floor and Elevations Plan	WODSB - 02	Rev E	28.08.2025

A handwritten signature in black ink, appearing to read 'ABiggs'.

Ann Biggs
Assistant Director Planning and Sustainable Economy

REFULZ

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.*