

Mark McMillen
Hafiz Muhammad Naeem
NFA Architectural Consultants
128 City Road
London
EC1V 2NX

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

REFUSAL

REFERENCE: DM/25/1996

DESCRIPTION: PROPOSED FRONT GROUND FLOOR EXTENSION TO EXTEND THE EXISTING GARAGE. SIDE FIRST FLOOR EXTENSION OVER THE EXISTING GARAGE AND UTILITY ROOM. HIP-TO-GABLE LOFT CONVERSION WITH DORMERS, WITH JULIETTE BALCONIES TO THE FRONT ELEVATION.

LOCATION: 5 THE HOLT, HAYWARDS HEATH, WEST SUSSEX, RH16 4XR

DECISION DATE: 17 NOV 2025

**CASE OFFICER: CATHERINE CARDIN -
CATHERINE.CARDIN@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 proposed front dormer would be out of keeping with the design and character of the existing property and street scene. It would not integrate nor respond well to the original dwelling and would not contribute positively to the street scene. The proposal therefore, fails to accord with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide and national policy contained within 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
Block Plan	B002	Ex	21.08.2025
Block Plan	B003	Pr	21.08.2025
Location Plan	B001	Ex	21.08.2025
Location Plan		Pr	21.08.2025
Existing Floor Plans	A001		21.08.2025
Existing Roof Plan	A002		21.08.2025
Existing Elevations	A003		21.08.2025
Existing Elevations	A004		21.08.2025
Sections	A005	Ex	21.08.2025
Proposed Floor Plans	A008		21.08.2025
Proposed Roof Plan	A009		21.08.2025
Proposed Elevations	A010		21.08.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

REHOUZ

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.*