

From: Andrew Clarke
Sent: 19 March 2026 18:12:47 UTC+00:00
To: "'Michael Breen"' <info@breenplanning.co.uk>
Subject: RE: DM/25/2218 South Meadow Cottage

Dear Michael,

Thanks for the email below which has been passed onto me as the case officer.
Apologies for the delay in addressing these outstanding applications.

With respect to the two outstanding applications DM/22/3875 (for the building in its current use) and DM/25/2218 (for the buildings use for agricultural storage) I am now seeking to determine both applications at the same time, both with a recommendation for refusal.

With respect to DM/22/3875, the building, whilst acceptable in stand alone design terms and upon the setting of the Listed Building at Tyes Place, does represent an incidental residential use outside of the curtilage of the dwellinghouse to which it relates and introduces a domesticated form into the wider land. This also has the consequence of domesticating the land upon which it lies (which I believe has undergone an unauthorised change of use; see below) such that it causes harm to the character and appearance of the rural landscape and national landscape in which it lies. I do not believe the imposition of conditions would address the harm identified and I therefore intend to refuse the application upon these grounds.

With respect to DM/25/2218, the building, whilst again acceptable upon the setting of the Listed Building at Tyes Place is realistically a residential outbuilding repurposed for agricultural storage, but upon land where no agricultural use is taking place. It retains its domesticated appearance and without any agricultural need would have the consequence of domesticating the land upon which it lies (which I believe has undergone an unauthorised change of use; see below) such that it causes harm to the character and appearance of the rural landscape and national landscape in which it lies. I do not believe the imposition of conditions would address the harm identified and I therefore intend to refuse the application upon these grounds as grounds.

The decisions are likely to be issued in the next 24 hours.

Thereafter the Council will be writing to your clients in relation to the alleged unauthorised development relating to the construction of the summer house and the unauthorised change of use of the land from agriculture / paddock to residential garden. It would thereafter be our intention to proceed with formal enforcement action to remedy the harm to amenity through the issue of two enforcement notices (one related to the change of use and one related to the operational development of the building). These notices are likely to be issued in the next four weeks. Your clients do of course retain a

right to appeal either or both of the notices during which time the requirements of the notices will be held in abeyance.

Whilst I appreciate the above may come as a disappointment to you, it is necessary that the Council now seeks to bring these matters to a resolution.

Kind regards

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
Planning Investigation and Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
Tel: +44 (0)1444 477332
Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

Working together for a better Mid Sussex

From: Michael Breen <info@breenplanning.co.uk>
Sent: 27 February 2026 12:10
To: Wendy Little <Wendy.Little@midsussex.gov.uk>
Cc: planninginfo <planninginfo@midsussex.gov.uk>
Subject: RE: DM/25/2218 South Meadow Cottage

Dear Planning,

I note that Conservation are content with the proposal subject to the recommended condition which the applicant would be happy to adhere to.

Can I kindly request an update on the cases assessment?

For these reasons and subject to the condition suggested below the proposal is considered to preserve the setting of the listed and curtilage listed buildings at Tye Place, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following condition:

- Soft landscaping scheme showing strengthening with appropriate native species trees/hedgerow planting of the planted screening along the southern boundary of the field in which the outbuilding is located.

Kind regards,

Michael Breen MPlan

Breen Planning , Director | Planning Consultant



028 95902871
Breen Planning,
54 Elmwood Ave,
Belfast,
BT9 6AZ

From: Michael Breen <info@breenplanning.co.uk>
Sent: 08 October 2025 09:22
To: Wendy Little <Wendy.Little@midsussex.gov.uk>
Subject: Re: DM/25/2218 South Meadow Cottage

Wendy this is marked up , can you please clarify?

Kind regards,
Michael

Sent from [Outlook for iOS](#)

From: Wendy Little <Wendy.Little@midsussex.gov.uk>
Sent: Wednesday, October 8, 2025 9:05:38 AM
To: Michael Breen <info@breenplanning.co.uk>
Subject: RE: DM/25/2218 South Meadow Cottage

Hi,

Please see attached.

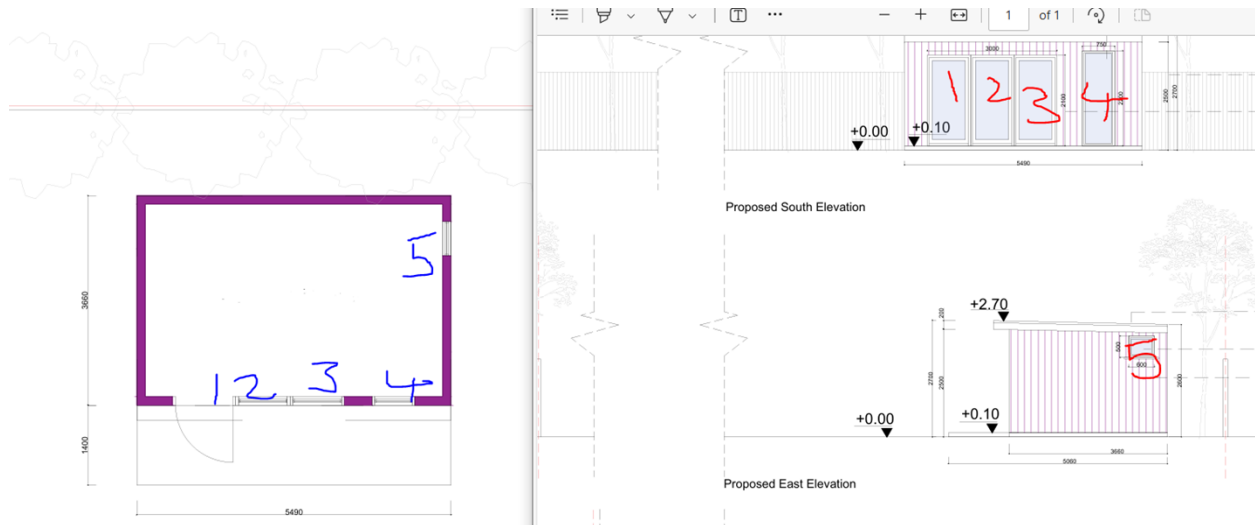
Window shown on east elevation (labelled new window) but not the floor plan

Kind regards
Wendy Little
Application Officer
Planning & Building Control Service Support
01444 477115
Wendy.little@midsussex.gov.uk

From: Michael Breen <info@breenplanning.co.uk>
Sent: 07 October 2025 17:16
To: Wendy Little <Wendy.Little@midsussex.gov.uk>
Subject: RE: DM/25/2218 South Meadow Cottage

Hi Wendy,

I apologise but further to review, could you please clarify what window is missing from the floor plans? Please see below for reference.



Kind regards,

Michael Breen MPlan

Breen Planning , Director I Planning Consultant



028 95902871

Breen Planning,
54 Elmwood Ave,
Belfast,
BT9 6AZ

<https://breenplanning.co.uk/>

From: Michael Breen

Sent: 07 October 2025 17:10

To: Wendy Little <Wendy.Little@midsussex.gov.uk>

Subject: RE: DM/25/2218 South Meadow Cottage

Hi Wendy,

Apologies it is still with the design team. I will hopefully have this issued across by the end of the week.

Kind regards,

Michael Breen MPlan

Breen Planning , Director | Planning Consultant



028 95902871

Breen Planning,
54 Elmwood Ave,
Belfast,
BT9 6AZ

<https://breenplanning.co.uk/>

From: Wendy Little <Wendy.Little@midsussex.gov.uk>

Sent: 07 October 2025 16:29

To: Michael Breen <info@breenplanning.co.uk>

Subject: DM/25/2218 South Meadow Cottage

Hi Mr Breen

I wonder have you had chance to check the floor plan yet?

Kind regards

Wendy Little

Application Officer

Planning & Building Control Service Support

01444 477115

Wendy.little@midsussex.gov.uk

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