

Mr Robin Aldridge
Mr Martin Pearce
BAYA Projects
Nine Hills Road
Cambridge
CB2 1GE

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

REFUSAL

REFERENCE: DM/25/0890

DESCRIPTION: PROPOSED TWO STOREY REAR AND SIDE EXTENSION.

LOCATION: 22 HAYWARDS ROAD, HAYWARDS HEATH, WEST SUSSEX,
RH16 4HT

DECISION DATE: 23 MAY 2025

CASE OFFICER: ANDREW WATT - ANDY.WATT@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 extension is not considered to be appropriate in either scale or design in relation to the existing property and the street scene, by way of its visibility, lack of subservience, use of zinc cladding, roof form and the scale and proportion of the Juliet balcony. The proposal would not enhance the Area of Townscape Character and overall, it would fail to comply with Policy DP26 of the Mid Sussex District Plan, Policies E10 and H9 of the Neighbourhood Plan and the Mid Sussex Design Guide SPD.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General 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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action 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
Existing Floor Plans	BP_011_P_EX .01	P1	31.03.2025
Existing Elevations	BP_011_P_EX .10	P1	31.03.2025
Existing Site Plan	BP_011_P_EX SP.01	P1	31.03.2025
Proposed Floor Plans	BP_011_P_G A.01	P1	31.03.2025
Proposed Elevations	BP_011_P_G E.01	P1	31.03.2025
Sections	BP_011_P_G S.01	P1	31.03.2025
Design and Access Statement	-	P1	31.03.2025
Location Plan	BP_009_SLP. 01	P1	31.03.2025
Proposed Site Plan	BP_011_P_SP .01	P1	31.03.2025



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.

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](#).

