

Mr Giles Darling  
Burtenshaws  
Church Platt  
Cuckfield  
Haywards Heath  
West Sussex  
RH17 5LA

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

**REFUSAL**

**REFERENCE:** DM/25/1141

**DESCRIPTION:** PROPOSED UPVC COVERING TO EXISTING SOFFIT, FASCIA, BARGEBOARDS AND CLADDING TO GROUND FLOOR AND FIRST FLOOR ROOFLINES, AND REPLACE OLD GUTTERS AND GUTTER DOWNPIPES WITH NEW, LIKE-FOR-LIKE

**LOCATION:** BURTENSHAW, CHURCH PLATT, CUCKFIELD, HAYWARDS HEATH

**DECISION DATE:** 20 JUN 2025

**CASE OFFICER:** ANDREW HORRELL -  
ANDREW.HORRELL@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. For reasons of their material, the proposed uPVC covering of the existing soffit, fascia and bargeboards to the eaves will cause harm to the character and appearance of Burtenshaws, Church Platt, Cuckfield and to the positive contribution it makes to the wider Cuckfield Conservation Area and the setting of nearby listed buildings. The proposal therefore conflicts with the requirements of District Plan policies DP34 and DP35. This harm is categorised as falling within the bracket of 'less than substantial' as defined by the NPPF. There are no public benefits which

would outweigh the harm caused to the Cuckfield Conservation Area and the setting of the nearby listed buildings.

## 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       |           |         | 30.04.2025     |
| Proposed Elevations |           |         | 30.04.2025     |



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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).