

Mr And Mrs Hagan
Mr James Clague
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Latchmere House
26 Watling Street
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Kent
CT1 2UD

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

REFUSAL

REFERENCE: DM/26/1057

DESCRIPTION: EXTERNAL REPAIRS AND ALTERATIONS TO OPENINGS AND
INTERNAL LAYOUT TO OUTBUILDING WITHIN CURTILAGE OF
TANYARD MANOR

LOCATION: TANYARD MANOR, HORSTED LANE, SHARPTHORNE, EAST
GRINSTEAD

DECISION DATE: 23 JUN 2026

CASE OFFICER: STEFAN GALYAS - STEFAN.GALYAS@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 development, by virtue of its scale, layout and level of accommodation, including multiple bedrooms, bathroom facilities and associated living space across two floors, together with the provision of a separate external access, would enable the outbuilding to function independently of the host dwelling. The proposal is therefore not appropriately considered under a householder application. The proposed development would be contrary to the provisions of Policy DP15 of the Mid Sussex District Plan (March 2018).

2. By virtue of the volume of the rooflights, the proposal is considered to result in the unacceptable loss of the curtilage listed buildings historic fabric which would fail to be outweighed by public benefits. The proposal would therefore be contrary to Policies DP26 and DP34 of the Mid Sussex District Plan (March 2018) and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan (May 2023).

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
Location Plan	27900_PL_100		28.04.2026
Existing Block Plan	27900_PL_101		28.04.2026
Existing Floor Plans	27900_PL_102		28.04.2026
Existing Floor Plans	27900_PL_103		28.04.2026
Existing Roof Plan	27900_PL_104		28.04.2026
Existing Sections	27900_PL_301	AA-BB	28.04.2026
Existing Sections	27900_PL_302	CC-DD	28.04.2026
Proposed Block Plan	27900_PL_111		28.04.2026
Proposed Floor Plans	27900_PL_112		28.04.2026
Proposed Floor Plans	27900_PL_113	Rev A	08.05.2026
Proposed Roof Plan	27900_PL_114		28.04.2026
Existing Elevations	27900_PL_201		28.04.2026
Existing Elevations	27900_PL_202		28.04.2026
Proposed Elevations	27900_PL_211		28.04.2026
Proposed Elevations	27900_PL_212		28.04.2026
Proposed Sections	27900_PL_311	A-A B-B Rev A	08.05.2026
Proposed Sections	27900_PL_312	C-C D-D Rev A	08.05.2026
Existing Roof Plan	27900_PL_501		28.04.2026
Other	27900_PL_502	Wall details	28.04.2026
Existing and Proposed Floor Plan	27900_PL_503		28.04.2026

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim 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.*