

Ann Pearce
7 Shenstone
Lindfield
Haywards Heath
West Sussex
RH16 2PU

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

REFUSAL

REFERENCE: DM/26/2011

DESCRIPTION: FIRST FLOOR REAR EXTENSION OVER EXISTING GROUND
FLOOR AND REPOSITIONING OF FIRST-FLOOR SIDE WINDOW

LOCATION: 7 SHENSTONE, LINDFIELD, HAYWARDS HEATH, WEST SUSSEX

DECISION DATE: 29 SEP 2026

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 first-floor rear extension, by reason of its scale, projection and proximity to the shared boundary with No. 9, would appear visually intrusive, dominant and overbearing and would result in an unacceptable sense of enclosure. Furthermore, the proposed first-floor bedroom window within the northern elevation, by reason of its close proximity and orientation towards No. 9, would result in direct overlooking and an unacceptable loss of privacy. The development is therefore contrary to Policy P3 of the National Planning Policy Framework and Policy DP26 of the Mid Sussex District Plan.
2. The proposed first-floor rear extension, by reason of its scale, bulk and massing, would fail to appear as a subordinate addition to the host dwelling and would introduce a more prominent built form in views from the adjacent public right of way

and Hickman's Lane, eroding the verdant character of the setting of the Lindfield Conservation Area. The development would thereby cause a low level of less than substantial harm to the significance of the Conservation Area through its adverse impact on its setting. The identified harm would not be outweighed by any public benefits arising from the proposal. The development is therefore contrary to Policies DP3 and HE6 of the National Planning Policy Framework, Policy 7 of the Lindfield Neighbourhood Plan, Principles DG49 and DG51 of the Mid Sussex Design Guide and Policies DP26 and DP35 of the Mid Sussex District Plan.

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	01		13.08.2026
Existing Elevations	02		13.08.2026
Proposed Floor Plans	03		13.08.2026
Proposed Elevations	04		13.08.2026
Location Plan			13.08.2026
Block Plan			13.08.2026



Eric Owens
Interim 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.

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.*