

Mr Daniel Short
Mr Paul De Oliveira
54 Basil Drive
Melksham
Wiltshire
SN12 6LT

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

REFUSAL

REFERENCE: DM/26/0061

DESCRIPTION: PART RETROSPECTIVE SINGLE STOREY DWELLING

LOCATION: 36 KINGS DRIVE, HASSOCKS, WEST SUSSEX, BN6 8DZ

DECISION DATE: 3 MAR 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. By virtue of the existing buildings low eaves and shallow roof pitch, it is considered that the proposed change of use to a dwelling would appear discordant and incongruous within the streetscene. It is considered that the proposed use would not correspond to the existing outbuilding appearance. Accordingly, the proposal would conflict with the provisions of Policies DP6 and DP26 of the Mid Sussex District Plan (March 2018); and Policies 9 and 14 of the Hassocks Neighbourhood Plan (July 2020); and Paragraph 135 of the National Planning Policy Framework (December 2024).
2. The proposed development would provide insufficient internal floor space as well as outdoor garden amenity space to meet the needs of the current and future occupiers of the site. The creation of the new unit and subdivision of the site would also lead to an insufficient amount of private garden amenity space being retained at the existing host dwelling at No.36. As such, the proposal would fail to comply with Policies DP26

and DP27 of the Mid Sussex District Plan (March 2018); and Policy 9 of the Hassocks Neighbourhood Plan (July 2020).

3. Insufficient information has been provided through the form of a full flood risk assessment to demonstrate that the development would be acceptable from a floor risk and drainage perspective. As such, the proposal would fail to demonstrably comply with DP41 of the Mid Sussex District Plan (March 2018); and Policy 9 of the Hassocks Neighbourhood Plan (July 2020).

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 and Block Plan	M2025-PD-M9-LL-DR-A-105	C01	12.01.2026
Proposed Block Plan	M2025-PD-M9-LL-DR-A-107	C01	12.01.2026
Proposed Floor and Elevations Plan	M2025-PD-M9-LL-DR-A-122	C01	12.01.2026
Street Scene	M2025-PD-M9-LL-DR-A-124	C01	12.01.2026
Existing Elevations	M2025-PD-M9-LL-DR-A-126	C01	12.01.2026



Ann Biggs
Assistant Director Planning and Sustainable Economy

REFULZ

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.*

