

Mr And Mrs S Baker
Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

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

REFUSAL

REFERENCE: DM/24/2770

DESCRIPTION: REMOVAL OF EXISTING OUTBUILDING AND HOLIDAY LET BUILDING. ERECTION OF DETACHED DWELLING WITH ASSOCIATED LANDSCAPING AND ACCESS.

LOCATION: STUMBLE RIDGE, OLDLANDS AVENUE, BALCOMBE, HAYWARDS HEATH

DECISION DATE: 29 JAN 2025

**CASE OFFICER: RACHEL RICHARDSON -
RACHEL.RICHARDSON@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 reason of its back land siting, scale and appearance, will be out of keeping with the existing pattern of development in the locality and detract from the character and appearance of the Conservation Area. The proposed development is contrary to policies DP26 and DP35 of the Mid Sussex District Plan and Policy 3 of the Balcombe Neighbourhood Plan. The proposal will result in less than substantial harm to the Conservation Area, for which there are no public benefits that would outweigh that harm in conflict with paragraph 215 of the NPPF 2024. The adverse impacts of the development would significantly and demonstrably outweigh the benefits of the proposal and the proposal does not represent sustainable

development as defined by the NPPF. The application of the policies relating to heritage assets in the NPPF provides a strong reason for refusing the development proposed.

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
Drainage Details	D11		13.11.2024
Drainage Details	D12		13.11.2024
Proposed Floor Plans	X01		13.11.2024
Proposed Roof Plan	X02		13.11.2024
Proposed Elevations	X03		13.11.2024
Existing Site Plan	X04		13.11.2024
Proposed Site Plan	X05		13.11.2024
Existing Site Plan	X06a		13.11.2024
Proposed Sections	X06b		13.11.2024
Illustration	X07		13.11.2024
Tree Survey	BS:5837		13.11.2024
Tree Survey	BS:5387		13.01.2024
Drainage Details	101	1 of 2	26.11.2024
Drainage Details	101	2 of 2	26.11.2024
Other	201	PL	26.11.2024
Drainage Details	301	PL	26.11.2024



Ann Biggs

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 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](#).

