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

REFUSAL

REFERENCE: DM/26/1418

DESCRIPTION: DEMOLITION OF EXISTING SHED AND ERECTION OF A SINGLE-STOREY PITCHED ROOF ANNEXE ANCILLARY TO THE MAIN DWELLING.

LOCATION: 1 PRESTON COTTAGES, THE GREEN, SLAUGHAM, HAYWARDS HEATH

DECISION DATE: 5 AUG 2026

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@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 proposal's scale, positioning, colour and external materials it would have a detrimental impact on the setting of the neighbouring listed buildings at Kent House and Bosworth Cottages, resulting in a low-mid level of less than substantial harm to these historic assets. In the context of paragraph 215 of the NPPF no public benefits have been identified that would outweigh this less than substantial harm. The proposal is therefore contrary to policies DP26 and DP34 of the Mid Sussex District Plan and the relevant NPPF guidance.

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			08.06.2026
Existing Block Plan	001		08.06.2026
Proposed Block Plan	003		08.06.2026
Existing Floor and Elevations Plan	002		08.06.2026
Proposed Floor and Elevations Plan	004		08.06.2026
Illustration	3D views		06.06.2026
Design and Access Statement			08.06.2026
Other	Personal Statement		08.06.2026
Other	Clarification letter		13.07.2026
Other	Wildlife Assessment		08.06.2026



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.*