

Mr George Baxter
Pooh Corner
St Georges Lane
Hurstpierpoint
Hassocks
West Sussex
BN6 9QX

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

REFUSAL

REFERENCE: DM/25/1354

DESCRIPTION: PROPOSED NEW 1 BED, TWO-PERSON SEMI-DETACHED DWELLING.

LOCATION: LAND NORTH OF 24 OAK HALL PARK, BURGESS HILL, WEST SUSSEX, RH15 0BX

DECISION DATE: 15 AUG 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@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 dwelling would result in a terraced development where the combination of the proposed dwelling and that already constructed, would overwhelm the original building and would form an incongruous and detrimental impact on the character and appearance with reference to the layout and appearance in the street scene. The proposal would thereby conflict with Policy DP26 of the District Plan, the principles of the Mid Sussex Design Guide and the requirements of the NPPF.
2. The proposed development is a 'more vulnerable' development as defined under the National Planning Policy Framework (NPPF), Annex 3. A Sequential and Exception Test has not been submitted as part of the application, and it has not been demonstrated that there are no available sites appropriate for the proposal in areas

with a lower risk of flooding compared to this site. The proposed development is therefore contrary to policy DP41 of the Mid Sussex District Plan and the requirements of the NPPF.

3. The dwelling would fall significantly below the Councils adopted dwelling space standards for a 2-bed property and would therefore provide a sub-standard form of accommodation for future occupiers. The proposal thereby conflicts with Policy DP27 of the Mid Sussex District Plan 2014 - 2031, the Technical housing standards - nationally described space standard 2015, and the requirements of the NPPF.

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			27.05.2025
Block Plan		C	30.06.2025
Proposed Site Plan	2	D	27.05.2025
Proposed Floor and Elevations Plan	1	A	27.05.2025
Other	4	B	30.06.2025
Existing Floor and Elevations Plan	SK10	B	27.05.2025
Illustration	3		27.05.2025



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 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](#).