

Mr Anthony Batten
Brian Woods
5 Poole House
Barncroft Road
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RH2 7RP

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

REFUSAL

REFERENCE: DM/25/0773

DESCRIPTION: PROPOSED CONVERSION OF AN EXISTING OUTBUILDING TO A SINGLE STOREY RESIDENTIAL DWELLING INCLUDING ITS PARTIAL DEMOLITION. REMOVAL OF TWO OUTBUILDINGS AND ERECTION OF A DETACHED 3 BAY GARAGE. REMOVAL OF EXISTING HARDSTANDING FOR THE FORMATION OF A DOMESTIC GARDEN.

LOCATION: FLORAN FARM, HOPHURST HILL, CRAWLEY DOWN, CRAWLEY

DECISION DATE: 11 JUN 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 dwelling and its associated garden which would be separated from the property is considered to result in a contrived design and out of keeping with the character of the surrounding area. Due to the domesticated appearance of the building through the proposed amount of openings and the high brick wall, the proposal would not maintain or enhance the character of the countryside and would result in an overly domesticated appearance. The proposal would intensify development and detract from the semi-rural character and not respect the character and form of development in the immediate vicinity nor maintain the character of the countryside. The proposal

thereby conflicts with policies DP12 and DP26 of the District Plan, policies EG2 and EG3 of the Neighbourhood Plan and the provisions of the NPPF.

2. The use of the land for residential garden land and the siting of a detached garage would result in the domestication of the land with residential paraphernalia which is contrary to the countryside location and the 1992 enforcement notice. The domestication of this land to a residential garden and garaging would further erode the inherent qualities and rural characteristics of the area which seeks to avoid development which erodes the perception of openness. The proposal would thereby not maintain or enhance the character of the countryside. The proposal thereby conflicts with policies DP12 and DP26 of the District Plan, policies EG2 and EG3 of the Neighbourhood Plan and the provisions of the NPPF.
3. The conversion of the building to a dwelling would result in a poor outlook and feeling of enclosure to a number of rooms serving the dwelling due to the limited garden area to the east and south of the building and the proposed high boundary wall to enclose the site. This would result in a detrimental impact to the amenities of future occupiers of the dwelling and would conflict with policy DP26 of the District and the provisions of the NPPF.
4. The proposed development is located within the countryside and occupies a location which is distant from readily accessible local services. As such future occupiers will be heavily reliant on the private car to meet their daily needs. The development thereby conflicts with policy DP21 of the District Plan, policy EG5 of the Neighbourhood Plan and paragraphs 8, 11 and 115 of the NPPF.
5. The proposal does not adequately mitigate the potential impact on the Ashdown Forest Special protection Area (SPA) and Special Area of Conservation (SAC) and would therefore be contrary to the Conservation and Habitats and Species Regulations 2010, Policy DP17 of the Mid Sussex District Plan 2014-2031, Policy EG16 of the Neighbourhood Plan and the provisions 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
Proposed Floor Plans	J004869-DD-11	A	08.04.2025
Proposed Elevations	J004869-DD-12	A	08.04.2025
Location Plan	J004869-DD-01	A	08.04.2025
Existing Site Plan	J004869-DD-03	A	08.04.2025
Existing Floor Plans	J004869-DD-04	B	19.05.2025
Existing Elevations	J004869-CD-05		24.03.2025
Existing Elevations	J004869-DD-06		24.03.2025
Existing Elevations	J004869-DD-07		24.03.2025
Site Plan	J004869-DD-08	A	08.04.2025
Proposed Elevations	J004869-DD-07		24.03.2025
Proposed Floor Plans	J004869-DD-10	A	19.05.2025



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](#).

