

Star Garages (Brighton) Ltd
Mr Joseph Pearson
Lewis And Co Planning
2 Port Hall Road
Brighton
BN1 5PD

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

REFUSAL

REFERENCE: DM/25/0484

DESCRIPTION: MIXED USE REDEVELOPMENT OF THE SITE COMPRISING OF GROUND FLOOR COMMERCIAL/COMMUNITY USE AND 26 NO. NEW RESIDENTIAL UNITS ON UPPER FLOORS ALONGSIDE ASSOCIATED PARKING AND PUBLIC REALM IMPROVEMENTS.

LOCATION: SITE OF, 60 KEYMER ROAD, HASSOCKS, WEST SUSSEX

DECISION DATE: 19 SEP 2025

CASE OFFICER: ANDREW WATT - ANDY.WATT@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. It is considered that the scale of the building (height and massing), combined with its footprint, will fail to respect its immediate surroundings, and the siting forward of 1-4 Dale Terrace will result in the building being over-dominant in the street scene. The use of a single material for the upper walls and roof, combined with the irregular placement of windows, means that the building will appear monolithic. As such, it is considered that the proposal would fail to comply with Policy DP26 of the Mid Sussex District Plan, Policies 9 and 14 of the Neighbourhood Plan and Chapter 6 of the Mid Sussex Design Guide SPD.
2. It is considered that the height and proximity of the proposed building will be overbearing and oppressive to the neighbouring occupants at 1 Dale Terrace,

emphasised by the raised terrace and solid privacy screen. It is further considered that the placement of the windows in the south elevation would overlook the rear gardens and rear windows of properties on Dale Terrace to an unacceptable degree, which could not reasonably be mitigated with the window film proposed, which if installed, would result in a poor quality environment to the future occupants of Apartments 2.5 and 3.5. The siting and raised level of the communal terrace (accessed from a communal lounge) will also be a source of noise and disturbance to the neighbouring occupants that could not reasonably be mitigated. Accordingly, it is considered that the proposal would fail to comply with Policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan.

3. The application fails to comply with Policies DP20, DP21, DP31 and DP38 of the Mid Sussex District Plan and paragraphs 56 and 58 of the National Planning Policy Framework in respect of the infrastructure, affordable housing, off-site highway works required to serve the development and the BNG monitoring fee.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development 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 discussing those with the Applicant. However, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice 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
Highways Plans	KRH/SR/7001	A	08.05.2025
Highways Plans	KEYM-BMCL-A010-Floor Plan Level 00-P01		08.05.2025
Street Scene	KEYM-BMCL-A020-Site Elevations-P01		08.05.2025
Drainage Details	16002-HOP-ZZ-XX-DR-C-9001 S2 P01		08.05.2025
Drainage Details	16002-HOP-ZZ-XX-DR-C-9000 S2 P02		08.05.2025
Other	Archaeological Desk Based Assessment		25.03.2025

Location Plan	A001	02	24.02.2025
Existing Block Plan	A002	02	24.02.2025
Block Plan	A003	02	24.02.2025
Proposed Floor Plans	A010	02	24.02.2025
Proposed Floor Plans	A011	02	24.02.2025
Proposed Floor Plans	A012	02	24.02.2025
Proposed Floor Plans	A013	02	24.02.2025
Proposed Roof Plan	A014	02	24.02.2025
Proposed Elevations	A020	02	24.02.2025
Proposed Sections	A021	02	24.02.2025
Other	A040	02 GIA AREA	24.02.2025
Other	A041	00 NIA AREA	24.02.2025
Other	A042	00 GEA AREA	24.02.2025



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](#).

