

Lindfield
Buchan Rum Architects Ltd
9 Savill Road
Lindfield
RH16 2NY

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

REFUSAL

REFERENCE: DM/25/2077

DESCRIPTION: DEMOLISH EXISTING CONSERVATORY AND REPLACE WITH A SINGLE STOREY REAR EXTENSION

LOCATION: 23 VALENTINE DRIVE, BURGESS HILL, WEST SUSSEX, RH15 8UE

DECISION DATE: 29 OCT 2025

CASE OFFICER: STEFAN GALYAS - STEFAN.GALYAS@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 proposed length and siting on the shared boundary, the proposed extension is considered to result in significant harm with regards to enclosing the neighbouring garden and overshadowing the neighbouring ground floor windows. Accordingly, the proposal would conflict with the provisions of DP26 of the Mid Sussex District Plan (March 2018); and Paragraph 135 (f) of the National Planning Policy Framework (December 2024).
2. The proposed extensions footprint within the existing plot would constitute the overdevelopment of the plot leading to a significant loss of garden amenity space. As such, the proposal would conflict with the provisions of DP26 of the Mid Sussex District Plan (March 2018); and Paragraph 135 (b and c) of the National Planning Policy Framework (December 2024).

3. There is insufficient information to conclude whether the proposal would result in an adverse impact with regard to flood risk. The proposal would therefore fail to meet the requirements of DP41 of the Mid Sussex District Plan (March 2018); and Paragraph 170 and 181 of the National Planning Policy Framework (December 2024).

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
Existing Elevations	25_144_PL_011	01	04.09.2025
Existing Floor and Elevations Plan	25_144_PL_010		18.08.2025
Location and Block Plan	25_144_PL_00_105	01	18.08.2025
Proposed Floor Plans	25_144_PL_111		18.08.2025
Proposed Elevations	25_144_PL_210	02	04.09.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

REHOUZ

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.*