

Mr P Duthie
Mrs R Ali
Prideaux Planners
67 Shawley Crescent
Epsom
KT20 6DP

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

REFUSAL

REFERENCE: DM/26/0432

DESCRIPTION: RETROSPECTIVE APPLICATION FOR THE INTERNAL RECONFIGURATION TO PROVIDE 1NO ADDITIONAL SELF-CONTAINED RESIDENTIAL UNIT.

LOCATION: DEVELOPMENT SITE AT FORMER TOWER CAR SALES, TOWER CLOSE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 26 MAY 2026

CASE OFFICER: STEVEN KING - STEVEN.KING@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 proposal fails to mitigate its impact on the Ashdown Forest Special Protection Area. The proposal therefore conflicts with policy DP17 of the Mid Sussex District Plan 2014-2031 and policy EG16 of the East Grinstead Neighbourhood Plan.
2. The proposal fails to provide the required infrastructure contributions necessary to serve the development. The proposal therefore conflicts with policy DP20 of the Mid Sussex District Plan 2014-2031.
3. The proposal is an unsatisfactory design that would provide a poor-quality living environment for prospective occupiers of the development. The proposal also fails to meet the requirements of the Dwelling Space Standards. In addition, the proposed

refuse store for the development is inadequate and results in bins needing to be stored in the undercroft. The proposal therefore conflicts with policies DP26 and DP27 of the Mid Sussex District Plan 2014-2031 and policy EG3 of the East Grinstead Neighbourhood Plan.

4. The proposal results in inadequate cycle parking for the development, which is deficient in space, poorly designed and unattractive to use. The proposal therefore conflicts with policies DP21 and DP26 of the Mid Sussex District Plan 2014-2031.

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
Existing Elevations	TC.01 PL07	L3	27.03.2026
Proposed Elevations	TC.01 PL08	D	23.02.2026
Proposed Elevations	PL7	G	23.02.2026
Existing Elevations	PL8	K	30.04.2026
Location and Block Plan	TC.01 PL01	B	19.02.2026
Other	TOC-395	C	27.03.2026
Proposed Floor Plans	TOC-400	B	23.04.2026
Proposed Floor Plans	TC.01 PL03	E	09.03.2026



Eric Owens
Interim 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 (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.*