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

REFUSAL

REFERENCE: DM/25/0785

DESCRIPTION: PROPOSED TWO STOREY EXTENSION ON SOUTHERN SIDE ELEVATION WITH GABLED ROOF INCLUDING TWO GABLED DORMERS, A ROOFLIGHT AND A JULIETTE BALCONY. ADDITION OF NEW GABLED DORMER ON EXISTING EAST FACING ROOF SLOPE TO REPLACE TWO ROOFLIGHTS, TO SERVE AN EXISTING FIRST FLOOR BEDROOM.

LOCATION: THE MEADOWS, LITTLE PARK FARM, MARCHANTS CLOSE, HURSTPIERPOINT

DECISION DATE: 6 JUN 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@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. As a result of the scale and position of the proposed additions, which would further enlarge the footprint, building and roof bulk of The Meadows, and the prominence of the dwelling in public vantage points, the proposal will impact upon the rural setting on the edge of the village and therefore fails to accord with District Plan Policies DP12 and DP26, Neighbourhood Policy Countryside HurstC1 and relevant Design Guide and NPPF guidance.

2. The proposed extension will harm the setting of the Grade II* Listed Building at Little Park. This less than substantial harm would outweigh the public benefits of the proposal and is therefore contrary to District Plan Policy DP34 and the relevant NPPF guidance.

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 and Block Plan	2025/43		24.03.2025
Existing Floor and Elevations Plan	2025/43		24.03.2025
Proposed Floor and Elevations Plan	2025/43		24.03.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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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.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** 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](#).

