

Mr Matthew Ollier
Bowling Alley Cottage
The Green
Horsted Keynes
Haywards Heath
West Sussex
RH17 7AP

CONTACT: Anna Tidey
PHONE: 01444 477342
E-MAIL: anna.tidey@midsussex.gov.uk
REF: DM/25/0272
DATE: 3rd July 2025

Dear Sir/Madam

**Bowling Alley Cottage The Green Horsted Keynes Haywards Heath
Proposed Variation of condition 2 relating to planning application DM/21/0566 to allow for
alterations to approved plans.**

I advise that your application DM/25/0272 was **Granted Permission** on **3rd July 2025**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted.

Yours faithfully



Ann Biggs
Assistant Director Planning and Sustainable Economy

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

PERMISSION

REFERENCE: DM/25/0272

DESCRIPTION: PROPOSED VARIATION OF CONDITION 2 RELATING TO PLANNING APPLICATION DM/21/0566 TO ALLOW FOR ALTERATIONS TO APPROVED PLANS.

LOCATION: BOWLING ALLEY COTTAGE, THE GREEN, HORSTED KEYNES, HAYWARDS HEATH

DECISION DATE: 3 JUL 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

Conditions

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

2. No works on the link extension, hereby approved, shall be carried out unless and until details of the roofing and facing materials have been submitted to and approved by the Local Planning Authority, unless they accord with the details previously approved under Discharge of Planning Conditions application DM/21/4219, dated 23.03.2022. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

3. Detailed drawings at an appropriate large scale including sections and annotated to show materials and finishes of typical examples of new windows and doors, including the glazed roof to the replacement extension and glazed panels to the link and internal doors to the main house shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing in respect of this part of the development, unless they accord with the details previously approved under Discharge of Planning Conditions application DM/21/4219, dated 23.03.2022. The development shall not be carried out otherwise than in accordance with such details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

4. Detailed drawings at an appropriate large scale including sections and annotated to show materials and finishes of the typical eaves detail(s) shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing in respect of this part of the development, unless they accord with the details previously approved under Discharge of Planning Conditions application DM/21/4219, dated 23.03.2022. The development shall not be carried out otherwise than in accordance with such details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

5. The new dormer window approved under DM/21/0566 shall be constructed to accord with the details previously approved under Discharge of Planning Conditions application DM/21/4219, dated 23.03.2022.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

6. The new side gate approved under DM/21/0566 shall be constructed to accord with the details previously approved under Discharge of Planning Conditions application DM/21/4219, dated 01.02.2022.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and

to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

7. New rainwater goods and any other new external pipework to be installed on the buildings shall be black painted metal, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

8. The replacement rooflight in the rear roof slope of the cottage shall be a flush fitting, metal framed, conservation style rooflight, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

9. A detailed hard and soft landscaping scheme, with details of the proposed paving materials to the extended terrace and steps, shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing in respect of this part of the development. The development shall not be carried out otherwise than in accordance with such details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan.

Biodiversity Net Gain

1. This permission is considered to be one which **will not require the approval of a biodiversity gain plan before development is begun** because it is considered that one of the statutory exemptions or transitional arrangements is considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

Informatives

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.

- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. 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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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 Floor Plans	L-100	Ground	17.02.2025
Existing Floor Plans	L-101	First	17.02.2025
Existing Floor Plans	L-102	Second	17.02.2025
Existing Roof Plan	L-103		17.02.2025
Existing Elevations	L-104		17.02.2025
Proposed Floor Plans	L-200h	Ground	20.05.2025
Proposed Floor Plans	L-201h	First	20.05.2025
Proposed Floor Plans	L-202g	Second	11.06.2025
Proposed Roof Plan	L-203g		11.06.2025
Proposed Elevations	L-204h		20.05.2025
Location and Block Plan	L-01		17.02.2025
Location Plan	L-01a		17.02.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

PECNDZ

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](#).

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

Development which is subject to a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within a curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the replaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements

made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Purchase Notices

If either the Local Planning Authority or Secretary of States refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.