

Mr S Jones
Mr Stuart Beckett
Beckett Architectural And Consultancy Services Ltd
53 Bramble Gardens
Burgess Hill
West Sussex
RH15 8UQ

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

REFUSAL

REFERENCE: DM/24/2988

DESCRIPTION: PROPOSED PITCHED ROOF DORMER TO NORTH/REAR ELEVATION.

LOCATION: 89 JANES LANE, BURGESS HILL, WEST SUSSEX, RH15 0QP

DECISION DATE: 31 JAN 2025

CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@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 proposed dormer window would fail to relate sympathetically to the host dwelling and the overall scale and bulk would result in an overdevelopment of the rear roofslope. Furthermore a disjointed and cluttered roofslope would be created. Due to the visibility of the property, the dormer window would appear incongruous and would fail to relate positively to the character and appearance of the surrounding area. As a result the proposal would not comply with Policies DP12 and DP26 of the Mid Sussex District Plan, Principles DG49 and DG52 of the Mid Sussex Design Guide and 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	2106-SK141		06.12.2024
Existing Floor Plans	2106-SK142		06.12.2024
Existing Elevations	2106-SK143		06.12.2024
Proposed Floor Plans	2106-SK144		06.12.2024
Proposed Floor Plans	2106-SK145		06.12.2024
Proposed Roof Plan	2106-SK146		06.12.2024
Proposed Elevations	2106-SK147		06.12.2024
Location and Block Plan	2106-SK140		06.12.2024



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](#).

