

Mr Matt Smith
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

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

REFUSAL

REFERENCE: DM/25/0047

DESCRIPTION: CONVERSION OF TWO BUILDINGS (USE CLASS E) TO FORM A THREE BEDROOM FAMILY DWELLINGHOUSE (USE CLASS C3), ASSOCIATED OUTBUILDING, AMENITY SPACE AND PARKING PROVISION

LOCATION: FIRS FARM, COPTHORNE COMMON, COPTHORNE, CRAWLEY

DECISION DATE: 28 FEB 2025

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@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 re-use and adaptation of the rural building, by reason of its design, appearance and additional hardstanding, would not lead to an enhancement of the immediate setting of the site. As such it is considered to be contrary to policy DP15 of the Mid Sussex District Plan and paragraph 84 of the NPPF.
2. The proposal would result in the creation of one new dwelling in an unsustainable location where future occupiers would be reliant upon the private car for access to shops, services and employment opportunities. This would give rise to unsustainable transport patterns arising from an increase in private car movements to and from the site, in conflict with policy DP21 of the Mid Sussex District Plan 2014-2031 and the aims of the NPPF.

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	BP-01 -B		07.01.2025
Existing Elevations	E-02-B		07.01.2025
Existing Floor Plans	E-01-B		07.01.2025
Proposed Floor Plans	P-01-B		07.01.2025
Proposed Elevations	P-02-B		07.01.2025
Other	Tree Report		09.01.2025
Tree Survey	24-1788		09.01.2025



Ann Biggs
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 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](#).

