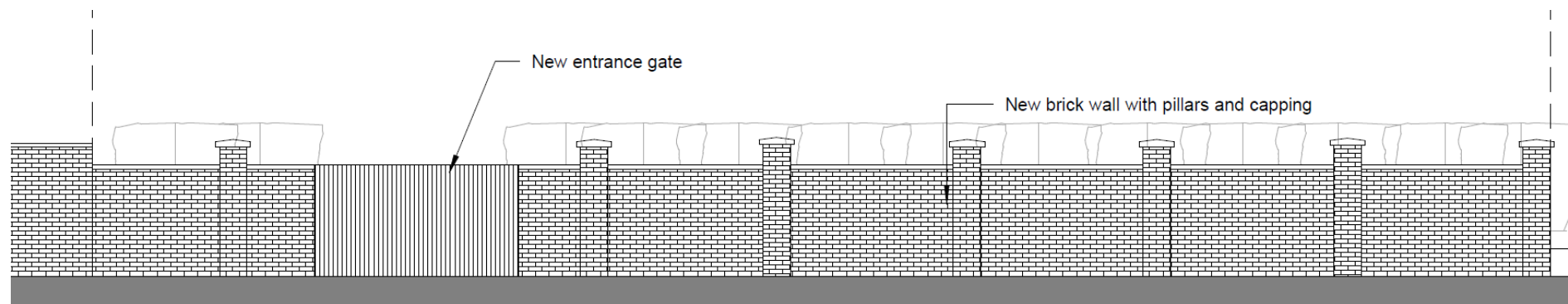


Part-retrospective application for the erection of a new front boundary wall and entry gate (revised design to DM/25/2104O).

At 50 Hurst Road, Hassocks, BN6

Householder Planning Application



Planning Statement

**Town and Country Planning Solutions Ref No: TCPS 1129C
November 2025**

CONTENTS

	Para Nos.	Page
1. Introduction	1.1 – 1.2	3
2. Background to the application	2.1 – 2.8	4
3. Planning policies and material considerations	3.1 – 3.15	9

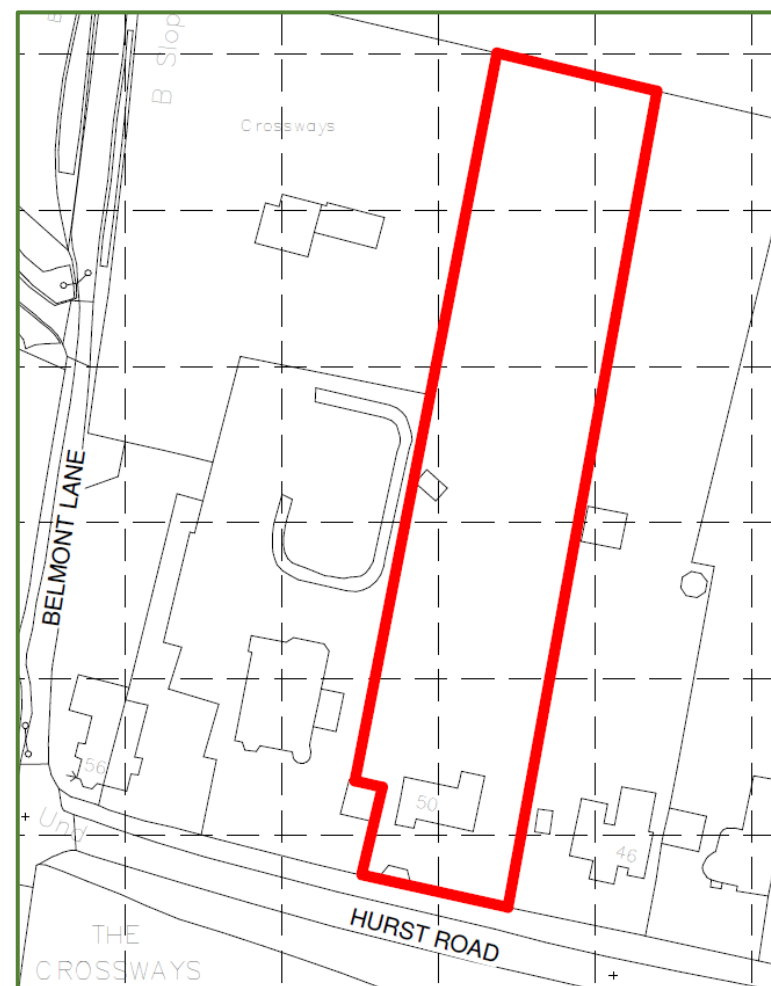
Appeal Documents

1. Proposed drawings, Officer Report and Decision Notice – Application No. DM/25/2104

1. INTRODUCTION

- 1.1 This Planning Statement accompanies a householder planning application submitted to Mid Sussex District Council. The application site comprises a residential dwelling known as 50 Hurst Road, Hassocks. This application seeks to formalise the creation of a boundary wall along the southern road frontage of the property. This application follows a recently refused application (no. DM/25/2104) for the wall as constructed, which was refused for a single reason relating to visual impact. The wall has been redesigned to address the previous concerns raised. As a new design as proposed, this application is part-retrospective.
- 1.2 This Statement outlines the background to the proposal and explains the revised scheme, before examining the relevant planning policies and other considerations in this case.

Site location plan



2. BACKGROUND TO THE APPLICATION

i) The application site and surrounding area

2.1 The application site is located on the northern side of Hurst Road, an established residential road linking Hurstpierpoint and Hassocks. Neighbouring dwellings are located to the east and west. The neighbouring properties at No. 52 and 44 have boundary walls along the road frontage. The vicinity is characterised by single and two storey detached properties set back from the highway by driveways and front gardens.

2.2 The existing dwelling is a two storey dwelling set within a large plot. The walls of the existing dwelling are finished in cream render, with timber framing on the front elevation and brown brickwork, with brown clay roof tiles and brown timber and uPVC window and door frames. The existing dwelling has a traditional design and appearance.

Photograph 1 – Front elevation of 50 Hurst Road



2. BACKGROUND TO THE APPEAL

2.3 The Applicant recently constructed a 2 metre boundary wall along the southern road frontage of the property, together with a new gate inset into the driveway. The wall is formed of red brickwork, as shown below. The wall was constructed to improve privacy, with the road being at a higher level than the property. The boundary hedgerow is deciduous, meaning that there are clear views into the property from the road during winter months. The Applicant was unaware that planning permission was required for a wall of this nature.

Photograph 2 – Brick wall as constructed



ii) Planning application no. DM/25/2104

2.4 Following construction, the Applicant submitted a retrospective application to formalise the creation of the wall in August 2025. However, the application was refused in November 2025 for a single reason, as follows:

Due to its size, design and appearance, the wall constitutes an overbearing feature which is out of keeping with the character of the area and has a detrimental effect upon the street scene. Sited along the front boundary of the dwelling, adjacent to the public highway, it is considered an incongruent feature which negatively impacts upon the appearance of the area as well as causing harm to its distinctive character. The proposal is therefore considered to be in conflict with policies DP12 and DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF.

2. BACKGROUND TO THE APPEAL

2.5 The proposed drawings, officer report and decision notice are all reproduced in **Appendix 1**.

iii) This planning application

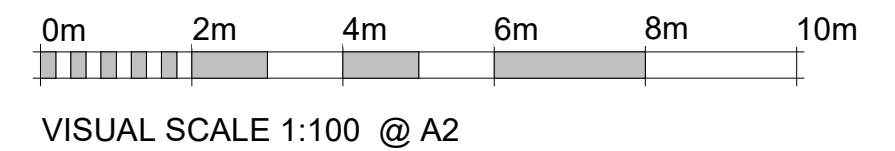
2.6 Following the recent refusal, the Applicant has prepared a revised scheme to address the previous concerns raised. The main changes are summarised below:

- Reduction in height by 15cm
- The installation of 7no. brick piers with fluted pier caps

2.7 As such, the height would be reduced and the design and visual appearance would be improved, with the brick piers and caps adding visual interest. This is a very similar design approach to similar brick boundary walls in the vicinity.

2.8 The Applicant has also installed an alternative 2m high gate. However, as this is inset into the site it does not front the public highway and therefore, it falls under permitted development rights under Class A (gates, fences, walls etc) of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2.9 The proposed drawings are reproduced on the following pages.



This architectural drawing shows a cross-section of a brick wall. The wall is constructed from bricks and features several square pillars. A section of the wall is replaced by a 'New entrance gate' with vertical slats. Another section is labeled 'New brick wall with pillars and capping'. The drawing includes dashed lines indicating the original wall structure and solid lines for the new construction. The ground is shown as a dark grey area at the base.

2 FRONTAGE ELEVATION
1 : 100

[illegible]

**KRONA
DESIGN**

ARCHITECTURAL DESIGN & DRAFTING

4 Union Place | Worthing | BN11 1LG
info@kronadesign.co.uk | kronadesign.co.uk
Tel: 01903 256150 Mob: 07827 994111

PROJECT

New Front Wall

ADDRESS

50 Hurst Road
Hassocks
West Sussex

TITLE

As Proposed

CLIENT

CLIENT
Wooj Property Ltd.

DRAWN JLB	STATUS Design	DATE 19/08/25
SCALE (@ A2) 1 : 100	PROJECT NUMBER KD.1747	
DRAWING NUMBER A.101		REV B

© KRONA DESIGN

3. PLANNING POLICIES AND OTHER CONSIDERATIONS

i) Statutory Provisions and Planning Policies

3.1 Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications and decisions to have regard to the provisions of the development plan so far as they are material to the proposal. Other relevant material considerations must also be taken into account. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that *“if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

3.2 The relevant part of the Development Plan for the area comprises the policies contained in the Mid Sussex District Plan (adopted 2018) and the Hassocks Neighbourhood Plan (made in 2016).

3.3 The relevant District Plan Policies are:

- DP12: Protection and Enhancement of Countryside
- DP26: Character and Design

3.4 The relevant Neighbourhood Plan Policies are:

- Policy 1 Local Gaps
- Policy 9 Character and Design

3.5 Other material considerations include the National Planning Policy Framework (2024). Relevant supplementary planning documents include the Mid Sussex Design Guide SPD (2020).

3.6 The Council are in the process of producing reviewing and updating the District Plan which will replace the current plan once adopted. The draft Plan is currently at regulation 19 stage.

3. PLANNING POLICIES AND OTHER CONSIDERATIONS

ii) Impact upon the character and appearance of the area

3.7 The previous application for the wall as constructed was considered to be *“in contrast to the low and green boundaries and open frontages in the vicinity, the wall is a stark and highly visible feature, with no architectural merit, which appears as an incongruous projection of development. As a result, the wall is visually harmful to the open character and appearance of this area.”*

3.8 To address the previous concerns raised, the wall has been reduced in height by 15cm and it has been redesigned to include 7no. brick piers with fluted caps which will break up the massing and improve the architectural detailing.

3.9 While the neighbouring wall was constructed without planning permission, it nevertheless now forms part of the

established street scene. Indeed, the planning authority will have had four years to enforce against the wall when it was constructed, but clearly did not see the need to. This suggests that there were no concerns over the size and style of the wall at that time. The current wall at the application site is located to the right of the neighbouring wall, as shown overleaf.

3. PLANNING POLICIES AND OTHER CONSIDERATIONS

Photograph 3 – Existing street scene at Nos. 50 and 52 Hurst Road



52 Hurst Road

50 Hurst Road

3. PLANNING POLICIES AND OTHER CONSIDERATIONS

3.10 Furthermore, a new wall at neighbouring No. 44 has recently been constructed which is similar in height, design and appearance.

3.11 As such, brick boundary walls with brick piers and concrete caps are commonplace in the immediate street scene.

Photograph 4 – Street scene to the front of No. 44 Hurst Road



3. PLANNING POLICIES AND OTHER CONSIDERATIONS

3.12 Therefore, the reduction in height and the improvement in architectural details ensure that the wall is now entirely in keeping with the character of the surrounding area. As such, it would no longer have a harmful visual impact.

addressed the previous single reason for refusal. As such, in line with national and local planning policies, this planning application should be approved.

iii) Other matters

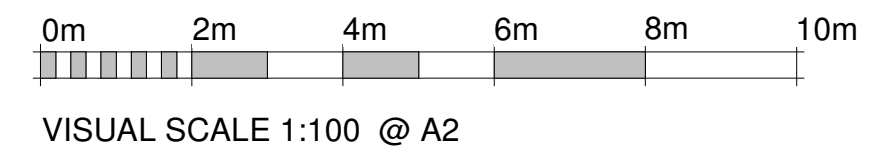
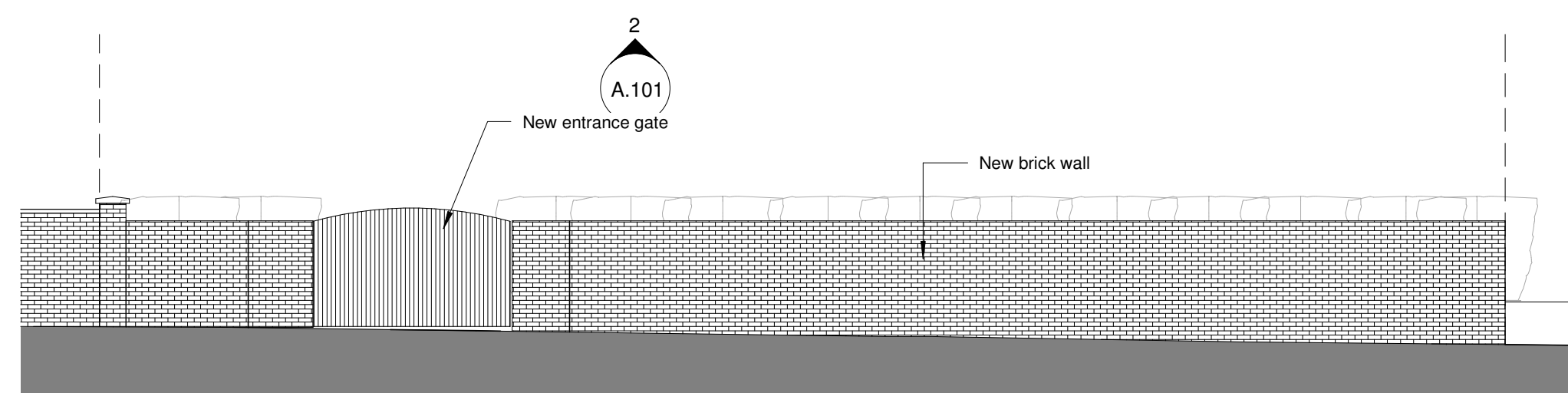
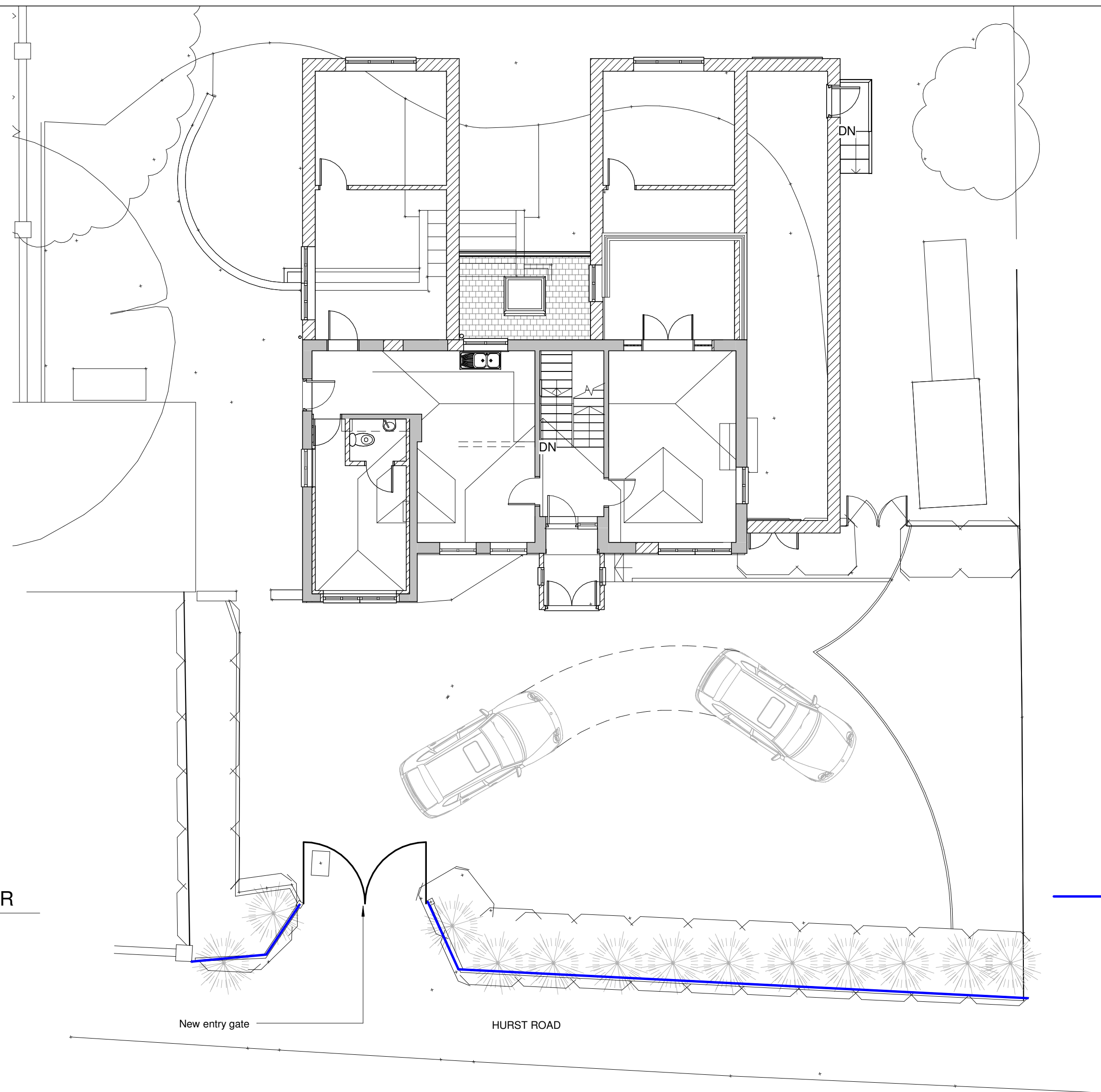
3.13 The previous application confirmed that there would be no harmful impact upon neighbouring amenity.

3.14 As a householder application, biodiversity net gain regulations do not apply.

vii) Summary

3.15 The proposed boundary wall has been reduced in height and redesigned so that it would be entirely in keeping with the character and appearance of the area. This has

Town & Country Planning Solutions
November 2025

[illegible]

**KRONA
DESIGN**

ARCHITECTURAL DESIGN & DRAFTING

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PROJECT

New Front Wall

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50 Hurst Road
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TITLE	
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As Proposed

CLIENT

CLIENT
Wooj Property Ltd.

DRAWN JLB	STATUS Design	DATE 19/08/25
SCALE (@ A2) 1 : 100	PROJECT NUMBER KD.1747	
DRAWING NUMBER A.101		REV

© KRONA DESIGN

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2104	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Retrospective application for the erection of a new front boundary wall and entry gate.		
Site:	50 Hurst Road, Hassocks, West Sussex, BN6 9NL, , , ,		
Validation Date	9 Sep 2025	Overall Expiry Date:	6 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	4 Nov 2025
Target Date:	4 Nov 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	5
--	--	-------------------------------	---

Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	4 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2104

**50 Hurst Road, Hassocks, West Sussex, BN6 9NL, , ,
Retrospective application for the erection of a new front boundary wall and entry gate.
Wooj Property Ltd**

SUMMARY OF REPRESENTATIONS

4 representation letters were received regarding this application. They raised the following matters:

- Incorrectly stating the original height of the wall that was in place
- The wall is in conflict with DP12: Protection and Enhancement on the Countryside
- spoils the character of the area
- poor design
- conflicts with the local character of the area
- oppressive and overbearing

SUMMARY OF CONSULTEES

WSCC Highways: *'does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.'*

TOWN/PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council recommend permission

INTRODUCTION

The application seeks retrospective planning permission for a 2m high wall that has been erected on the front boundary of the property. Additionally it is proposed that two wooden gates are added at the entrance to the wall.

RELEVANT PLANNING HISTORY

DM/25/1869 - Two three-storey rear extensions, a single storey rear extension, two hip to gable enlargements, a rear dormer, a single storey side extension, solar panels within south, east and west facing roof slopes, new timber front gates, render to walls and replacement window and doors frames. Permission Granted 2025-09-17

DM/25/1868 - Proposed tennis court to rear garden. Permission Granted 2025-03-26

SITE AND SURROUNDINGS

The application site is located on Hurst Road, an established residential road of mixed house types which links Hurstpierpoint to Hassocks. It is within the countryside between the built up area boundaries of the two villages. Neighbouring dwellings are located to the east and west, whilst to the north is the highway and beyond open countryside. The vicinity is characterised by single and two-storey detached properties set back from the highway by driveways and front gardens.

The existing dwelling is a two-storey detached residential property which is located within a significantly sized plot. The walls of the existing dwelling are finished in cream render, with timber framing on the

front elevation and brown brickwork, with brown clay roof tiles and brown timber and uPVC window and door frames. The existing dwelling has a traditional design and appearance.

APPLICATION DETAILS

The application seeks retrospective planning permission for a 2m high wall that has been erected on the front boundary of the property. Additionally it is proposed that two wooden gates are added at the entrance to the wall at a similar height.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the Hassocks Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP12 Protection and Enhancement of Countryside
DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Hassocks Neighbourhood Plan

The Hassocks Neighbourhood plan was made in 2016.

Relevant Policies:

Policy 1 Local Gaps
Policy 9 Character and Design

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
DPC1 - Protection and Enhancement of the Countryside

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2021 is also a material consideration considered to be relevant to this application.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties

Design and Character

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District. It states (in part):

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*

Policy DP26 of the Mid Sussex District Plan states:

"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace; - contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*

- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development."

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which states:

'Development proposals will be supported where they have regard to the Hassocks Townscape Appraisal, and where their character and design takes account of the following design principles as appropriate to the nature, scale and location of the particular proposal:

- 1. Is of high quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 6. Does not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*
- 7. Creates safe, accessible and well connected environments;*
- 8. Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- 9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- 10. Positively responds to the local vernacular character of the defined Local Townscape Character Area.'*

The frontages of dwellings within the vicinity of the application site are characterised, with front garden boundaries with either no formal demarcation, limited to low level walls/fences, or hedging, creating a green and verdant streetscene. The property at no 52, immediately to the west of no 50, does have a high wall to the front boundary of the site, however, this is in contrast to the streetscene and appears as an incongruous feature. This wall at no 52 Hurst Road was never granted permission and has become lawful by the passage of time.

Enclosing all of the front space of the application property with a relatively tall wall has removed the open and green character to this part of the streetscene. In contrast to the low and green boundaries and open frontages in the vicinity, the wall is a stark and highly visible feature, with no architectural merit, which appears as an incongruous projection of development. As a result, the wall is visually harmful to the open character and appearance of this area.

Given the stark appearance of the wall, it is not considered that it maintains or enhances the quality of the rural and landscape character of the District, which therefore conflicts with policy DP12 of the Mid Sussex District Plan.

The wall is therefore considered to be in conflict with policy DP12 and DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF.

Impact on neighbouring properties

In terms of impact upon neighbouring amenities Policy DP26 in part seeks to ensure that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

The wall is located some distance away from the neighbouring dwellinghouses and as such it can be reasonably considered that it would not cause significant harm to the amenities of neighbours in terms of impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. Therefore, the wall is

considered to comply with the policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD in terms of impact on neighbouring amenity.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

Due to its size, design and appearance, the wall constitutes an overbearing feature which is out of keeping with the character of the area and has a detrimental effect upon the street scene. Sited along the front boundary of the dwelling, adjacent to the public highway, it is considered an incongruent feature which negatively impacts upon the appearance of the area as well as causing harm to its distinctive character.

The fence is therefore considered to be in conflict with policies DP12 and DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF. Therefore, the application is recommended for refusal.

Decision: Refusal

Case Officer: Tracie Axford

Wooj Property Ltd
Ms Jaimie Blomqvist
Krona Design Ltd
Storm House
4 Union Place
Worthing
BN11 1LG

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

REFUSAL

REFERENCE: DM/25/2104

**DESCRIPTION: RETROSPECTIVE APPLICATION FOR THE ERECTION OF A
NEW FRONT BOUNDARY WALL AND ENTRY GATE.**

LOCATION: 50 HURST ROAD, HASSOCKS, WEST SUSSEX, BN6 9NL

DECISION DATE: 4 NOV 2025

CASE OFFICER: TRACIE AXFORD - TRACIE.AXFORD@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. Due to its size, design and appearance, the wall constitutes an overbearing feature which is out of keeping with the character of the area and has a detrimental effect upon the street scene. Sited along the front boundary of the dwelling, adjacent to the public highway, it is considered an incongruent feature which negatively impacts upon the appearance of the area as well as causing harm to its distinctive character. The proposal is therefore considered to be in conflict with policies DP12 and DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF.

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
Location and Block Plan	KD.1747_A.001		19.08.2025
Existing Floor and Elevations Plan	KD.1747_A.100		19.08.2025
Proposed Floor and Elevations Plan	KD.1747_A.101		19.08.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

REHOUZ

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.*