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

REFUSAL

REFERENCE: DM/25/1363

DESCRIPTION: SINGLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION

LOCATION: 3 DAIRY COTTAGES, HIGH BEECHES LANE, HANDCROSS, HAYWARDS HEATH

DECISION DATE: 7 OCT 2025

CASE OFFICER: STEFAN GALYAS - STEFAN.GALYAS@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. By virtue of the urbanising nature of an additional residential unit on site, the proposal would fail to conserve or enhance the High Weald Area of Outstanding Natural Beauty and fail to protect the intrinsic character and beauty of the countryside. Accordingly the proposal would conflict with the provisions of Policies DP16 and DP26 of the District Plan (March 2018), Policy 1 of the Slaugham Neighbourhood Plan (September 2019) and Paragraph 189 of the National Planning Policy Framework (December 2024).
2. The application site set within the countryside where no special justification is applicable for the construction of dwellings, the location and land use of the development is considered contrary to policies DP12 and DP15 of the District Plan. Accordingly, the proposal conflicts with the provisions of Policies DP4, DP6, DP12 and DP15 of the District Plan (March 2018) and the adverse impacts of the

development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (December 2024).

INFORMATIVES

1. 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 with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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 and Elevations Plan	24_3_PL_301		08.08.2025
Proposed Elevations	24_3_PL_110	13	03.09.2025
	_13		
Proposed Elevations	24_3_PL_111	08	03.09.2025
	_08		
Proposed Roof Plan	24_3_PL_215		03.09.2025
	_03		
Proposed Floor Plans	24_3_214_12		03.09.2025
Existing Elevations	24-3-PL-106		02.06.2025
Existing Floor Plans	24-3-PL-100		02.06.2025
Existing Floor Plans	24-3-PL-101	01	02.06.2025
Existing Roof Plan	24-3-PL-102	01	02.06.2025
Existing Elevations	24-3-PL-105		02.06.2025
Location and Block Plan	25-166-PL-00-107	01	02.06.2025



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](#).