

Mr Jack Martin
Mr Ruth Moathodi
Draw Plans
54 Marys Hill Road
Bromley
BR2 0HT

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

REFUSAL

REFERENCE: DM/26/0243

DESCRIPTION: PROPOSED TWO-STOREY REAR EXTENSION AND INTERNAL LAYOUT REFURBISHMENT, FRONT EXTENSION, NEW GARAGE, ALTERATIONS TO FENESTRATION AND NEW PATIO.

LOCATION: 70 LEWES ROAD, HAYWARDS HEATH, WEST SUSSEX, RH17 7SX

DECISION DATE: 11 JUN 2026

CASE OFFICER: CATHERINE CARDIN -
CATHERINE.CARDIN@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 development, by reason of the extensive rendering of the existing dwelling and the introduction of uPVC windows to the principal (front) elevation, would result in an unsympathetic and incongruous form of development that would erode the established character and appearance of the semi-detached pair. The proposal therefore conflicts with Policy DP26 of the Mid Sussex District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the Mid Sussex Design Guide Supplementary Planning Document.
2. The proposed development would fail to preserve or enhance the character or appearance of the Haywards Heath Lewes Road Conservation Area. The harm to the

designated heritage asset is considered to amount to less than substantial harm which is not outweighed by public benefits arising from the proposal. The proposal therefore conflicts with Policy DP35 of the Mid Sussex District Plan, paragraph 215 of the National Planning Policy Framework and the statutory duty set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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
Location Plan			05.02.2026
Block Plan			10.02.2026
Existing and Proposed Elevations	7673313	rev C	14.05.2026
Existing and Proposed Floor Plan	7673313		10.04.2026



Eric Owens
Interim 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.

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.*