

Mr Keyur Shah
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PS Designs Ltd
42 King Edward Close
Horsham
RH13 0LX

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

REFUSAL

REFERENCE: DM/25/2621

DESCRIPTION: RETROSPECTIVE APPLICATION FOR THE USE OF CONVERTED GARAGE AS SELF-CONTAINED STUDIO

LOCATION: 45 LASHMERE, COPTHORNE, CRAWLEY, WEST SUSSEX

DECISION DATE: 15 APR 2026

CASE OFFICER: JESSICA SZOLLOSI -
JESSICA.SZOLLOSI@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 dwelling, by virtue of its scale, siting and design is unacceptably small with no external amenity space leading to a poor quality of accommodation which is considered to cause harm to the character of the area. Therefore, it is considered that the application conflicts with the development plan when read as a whole and the application is refused for the following reasons:
 - 1) By virtue of the scale and design of the development it represents a poor quality accommodation unsuitable for separate residential use and does not comply with policies DP26 and DP27 of the Mid Sussex District Plan 2014-2031.
 - 2) By virtue of the scale, siting and design of the development which is out of keeping with the character of the area and surrounding properties causing harm contrary to

policies DP6 and DP26 of the Mid Sussex District Plan 2014-2031 and policy CNP2.1 of the Copthorne Neighbourhood Plan.

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.
2. The use of the converted garage as a separate residential dwelling is unauthorised and liable to formal enforcement action.

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	A03	P1	12.12.2025
Drainage Details	A04	P1	12.12.2025
Existing Floor and Elevations Plan	A02	P1	12.12.2025
Sustainability Checklist/Energy Stment	89127	-	07.01.2026
Existing Floor and Elevations Plan	A01	P1	12.12.2025
Planning Statement	-	-	15.10.2025



Eric Owens
Interim 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 (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.*