

Mr Matthew Ollier
Bowling Alley Cottage
The Green
Horsted Keynes
Haywards Heath
West Sussex
RH17 7AP

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

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/2734

DESCRIPTION: DISCHARGE OF CONDITION NOS. 2, 3, 4 AND 9 RELATING TO PLANNING APPLICATION DM/25/0272.

LOCATION: BOWLING ALLEY COTTAGE, THE GREEN, HORSTED KEYNES, HAYWARDS HEATH

DECISION DATE: 18 DEC 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 24th October 2025.

The Authority has considered your application, and I can confirm the following:-

Conditions:

4. I can confirm that the submitted eaves details are acceptable. I hereby discharge condition 4 of DM/25/0272.

Unfortunately I am unable to formally discharge the following condition(s) for the reason(s) below:

2. Roofing and facing materials - please provide a full spec for each material (i.e. manufacture, range, product and colour, as appropriate).
3. Glazed panel - the submitted details are acceptable.

Internal door details - I note that you have shown these on 3D images on pages 20 and 24 of the Design, Access and Heritage Statement, but greater details of the design, finish and materials is required for approval.

9. Hard and soft landscaping scheme - these details should be shown on a detailed plan, with the materials spec. to include manufacturer, range, product and colour.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.

The following matters are set out below for your information:

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
General	L300	P01	24.10.2025
General	L301	P01	24.10.2025
General	L302	P01	24.10.2025
General	L303	P01	24.10.2025
Landscaping Details	L304	P01	24.10.2025
Design and Access Statement			24.10.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

SPDCOZ

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 for the Environment under Section 78 of the Town and Country Planning Act 1990.

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 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.