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

**REFUSAL**

**REFERENCE: DM/25/2011**

**DESCRIPTION: REMODELLING OF BUNGALOW INTO A TWO-STOREY DWELLING, INCLUDING FIRST-FLOOR AND TWO-STOREY REAR EXTENSIONS, FENESTRATION ALTERATIONS WITH ASSOCIATED LANDSCAPING AND DEMOLITION OF EXISTING REAR GARAGE, ERECTION OF TWO STOREY DETACHED GARAGE TO THE FRONT WITH FIRST FLOOR OFFICE, ALONG WITH NEW ACCESS DRIVEWAY.**

**LOCATION: CHIDEOK, VALEBRIDGE ROAD, BURGESS HILL, WEST SUSSEX**

**DECISION DATE: 6 FEB 2026**

**CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@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 extensions and alterations to the existing bungalow, through their scale, form and design, would create dominant and unsympathetic additions that would not have a cohesive overall design. These works would be visible from public vantage points and would result in a dominant and jarring feature that would be out of keeping with the open and verdant character of the countryside area. The proposal would therefore fail to comply with Policies DP12 and DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the National Planning Policy Framework.

2. The proposed garage would not appear subordinate to and would visually compete with the host dwelling. It would result in the addition prominent feature in the streetscene that would be out of keeping with the open character of this countryside location. The proposal would therefore fail to comply with Policies DP12 and DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the National Planning Policy Framework.
3. Insufficient information has been provided to demonstrate that the trees along the property frontage, including a Category B oak tree, would not be harmed or lost as a result of the development. These trees are visible and are considered to contribute positively to the character of the area. The proposal would therefore fail to comply with Policy DP37 of the Mid Sussex District Plan and the National Planning Policy Framework.

## 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 Plan                      | 2025-08-P-001 |         | 11.08.2025     |
| Block Plan                         | 2025-08-P-002 |         | 11.08.2025     |
| Existing Site Plan                 | 2025-08-P-003 |         | 11.08.2025     |
| Proposed Site Plan                 | 2025-08-P-004 |         | 11.08.2025     |
| Existing Floor and Elevations Plan | 2025-08-F-005 |         | 11.08.2025     |
| Existing Floor and Elevations Plan | 2025-08-F-006 |         | 11.08.2025     |
| Proposed Floor Plans               | 2025-08-P-007 |         | 11.08.2025     |
| Proposed Elevations                | 2025-08-F-008 |         | 11.08.2025     |
| Proposed Floor and Elevations Plan | 2025-08-F-009 |         | 11.08.2025     |



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.

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](mailto: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.\*