

## Planning Applications

| Plan No                                        | Location & Applicant                                                                              | Proposal                                                                                                                                                                                                           |
|------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM/24/0886/FUL<br>Herontye &<br>Ashplats South | 3 Morton Road East<br>Grinstead West Sussex<br>RH19 4AF<br><br>Mr & Mrs Drillsma                  | Demolition of an existing garage and replacement with a two storey proposal with a garage on the ground floor and a home office / additional amenity space on the first floor accessed via a new spiral staircase. |
| DM/24/1535/FUL<br>Imberhorne                   | St Faith Dental Clinic 2<br>Halsford Park Road East<br>Grinstead West Sussex<br><br>Mr R Simmonds | First floor extension and associated works                                                                                                                                                                         |
| DM/24/1593/HOU<br>Herontye &<br>Ashplats South | 46 Morton Road East<br>Grinstead West Sussex<br>RH19 4AG<br><br>C/o agent                         | Proposed single storey rear conservatory.                                                                                                                                                                          |

Mr Tom Clarke  
46 West Hill  
East Grinstead  
West Sussex  
RH19 4EP

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

**PERMISSION**

**REFERENCE:** DM/24/0910

**DESCRIPTION:** PROPOSED DROP THE KERB IN ORDER TO ALLOW ACCESS TO THE PROPERTYS DRIVEWAY FOR OUR CARS.

**LOCATION:** 46 WEST HILL, EAST GRINSTEAD, WEST SUSSEX, RH19 4EP

**DECISION DATE:** 16 JUL 2024

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

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

## INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. 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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

### 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 |           |         | 06.05.2024     |
| Block Plan    |           |         | 16.05.2024     |
| Other         |           |         | 21.05.2024     |



Ann Biggs  
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS  
FORM

PEHOUZ

## 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).



Robert O'Connell  
c/o Awwal Kazeem  
Keenan Project Designs Ltd  
11A Dormer Place  
Lemington Spa  
CV32 5AA

CONTACT: Katherine Williams  
PHONE: 01444 477214  
E-MAIL: [katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)  
DATE: 10th July 2024

Dear Sir/Madam

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

**REFERENCE: DM/24/1214**

**APPLICANT: ROBERT O'CONNELL**

**LOCATION: 24 BLACKWELL FARM ROAD EAST GRINSTEAD WEST SUSSEX RH19  
3JN**

May I refer to your recent correspondence concerning the above application. I am writing to confirm that the application has been withdrawn.

Yours faithfully



Ann Biggs  
Assistant Director Planning and Sustainable Economy

WDHOUZ



Mr And Mrs Maynard  
Mr Tom Cheffers  
Rubix Planning Ltd  
Sunnyside  
Selsfield Road  
West Hoathly  
RH19 4QN

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)**

**REFERENCE: DM/24/1351**

**PROPOSAL: PROPOSED REAR LOFT DORMER EXTENSION.**

**LOCATION: 22 STOCKWELL ROAD, EAST GRINSTEAD, WEST SUSSEX,  
RH19 4AU**

**DECISION DATE: 18 JUL 2024**

**CASE OFFICER: PETER DAVIES - PETER.DAVIES@MIDSUSSEX.GOV.UK**

The Mid Sussex District Council hereby certify that on 11th June 2024 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed development is deemed to comply with the applicable permitted development criteria as stipulated under Class B of Part 1 Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**First Schedule**

Proposed rear loft dormer extension.

## **Second Schedule**

22 Stockwell Road, East Grinstead, West Sussex, RH19 4AU

## **Informatives**

1. None

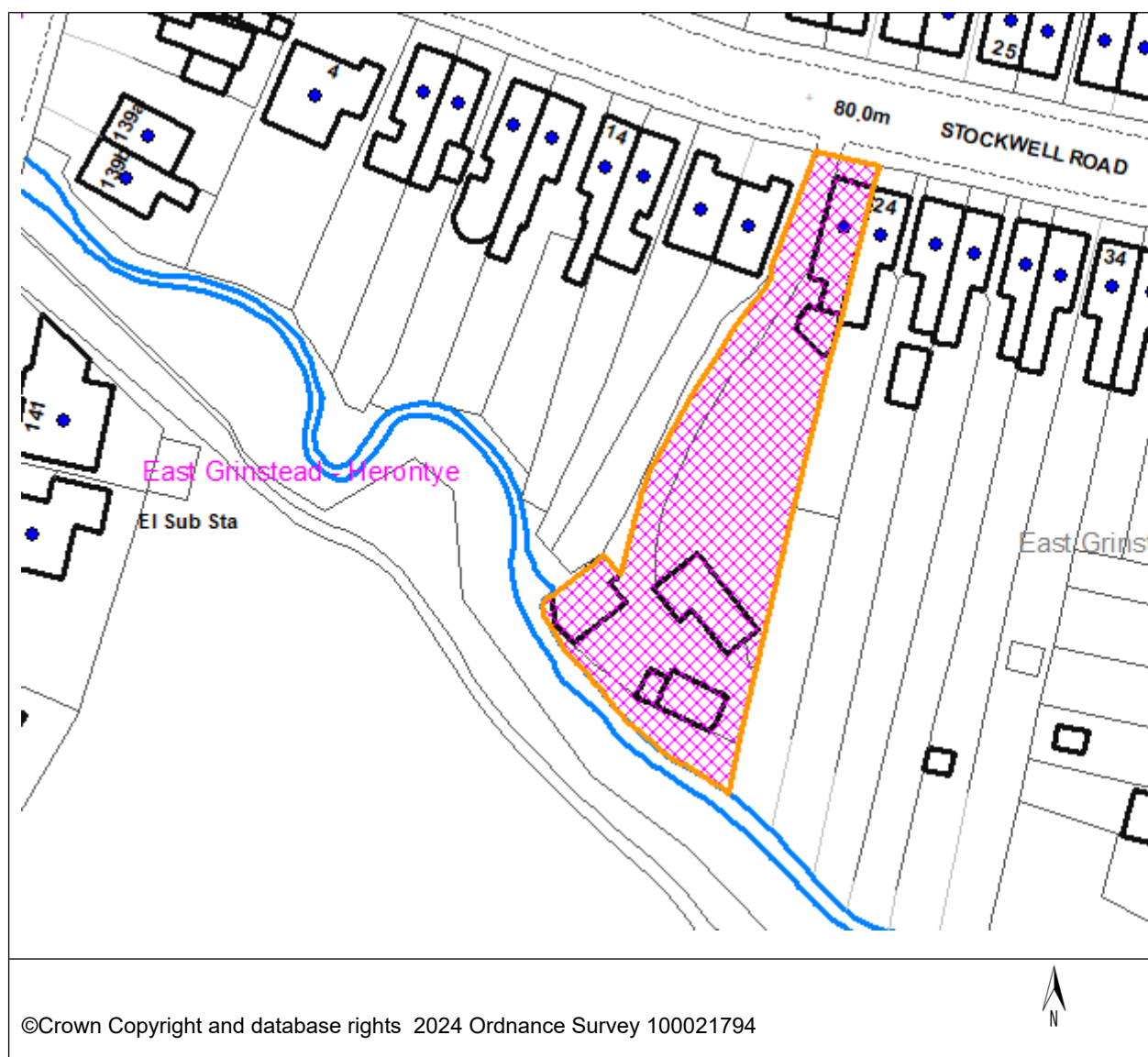
A handwritten signature in black ink, appearing to read 'ABiggs', with a stylized, cursive script.

Ann Biggs  
Assistant Director Planning and Sustainable Economy

PELDPZ

**Notes:**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



## 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** 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Mr Martin Pearce  
Mr Scott Farmborough  
Cedarwood Tree Care  
14 Kilnwood Avenue  
Burgess Hill  
RH15 0ZE

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
(TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

**PERMISSION**

**REFERENCE:** DM/24/1182

**DESCRIPTION:** T1 OAK - RAISE THE CANOPY BY 2.5M, LIGHTLY REDUCE THE CROWN BY 1.5M.

**LOCATION:** 8 STANDEN CLOSE, EAST GRINSTEAD, WEST SUSSEX, RH19 2RL

**DECISION DATE:** 9 JUL 2024

**CASE OFFICER:** IRENE FLETCHER - [IRENE.FLETCHER@MIDSUSSEX.GOV.UK](mailto:IRENE.FLETCHER@MIDSUSSEX.GOV.UK)

In pursuance of its powers under the above-mentioned Acts and Regulations you are hereby notified that the Council **CONSENTS** to the above works being carried out in accordance with the submitted application and subject to compliance with the following conditions:-

1. The tree works hereby permitted shall be begun before the expiration of 2 years from the date of this consent.

Reason: To accord with section 17 (4) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. No reduction shall take place beyond previous cut points.

Reason : In order to prevent excessive and damaging work, contrary to Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

**INFORMATIVES**

1. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

**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.

A handwritten signature in black ink, appearing to read 'ABiggs', with a stylized, cursive script.

Ann Biggs  
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS  
FORM

PETREZ

## 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 works or to grant it subject to conditions, then you can appeal to the Secretary of State under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

You must appeal within **28 days** of the date of the decision notice for an application for works to trees subject to a Tree Preservation Order.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4444 5000) or online at:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>.

Mr Paul Hedger  
Mr Michael Berry  
Tregar Cottage  
Crockham Hill  
Nr Edenbridge  
Kent  
TN8 6SR

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

**PERMISSION**

**REFERENCE: DM/24/1209**

**DESCRIPTION: GARAGE CONVERSION TO FORM LIVING/UTILITY SPACE.**

**LOCATION: 10 BURNS WAY, EAST GRINSTEAD, WEST SUSSEX, RH19 1SA**

**DECISION DATE: 17 JUL 2024**

**CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials and finishes of the external walls the development hereby permitted shall match in colour and texture to those of the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 East Grinstead Neighbourhood Plan .

## INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## 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        |           |         | 15.05.2024     |
| Block Plan           | 07        |         | 15.05.2024     |
| Existing Floor Plans | 100       |         | 15.05.2024     |
| Existing Elevations  | 102       |         | 15.05.2024     |
| Existing Elevations  | 104       |         | 15.05.2024     |
| Existing Roof Plan   | 105       |         | 15.05.2024     |
| Sections             | 106       |         | 15.05.2024     |
| Proposed Floor Plans | 101       |         | 15.05.2024     |
| Proposed Elevations  | 103       |         | 15.05.2024     |



Ann Biggs  
Assistant Director Planning and Sustainable Economy

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FORM

PEHOUZ

## 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).



Mr O Bryant  
Mr A Scrase  
Holly Tree Surgeons Ltd  
Black Dog Cottage East  
Plawhatch Lane  
Sharpthorne  
East Grinstead  
RH19 4JG

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
(TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

**PERMISSION**

**REFERENCE:** DM/24/1361

**DESCRIPTION:** WILLOW TREES (T1 AND T2) - REDUCE BACK BY 2-3 METRES.  
CHERRY TREES (G1) - REMOVE.

**LOCATION:** 15 THE RISE, EAST GRINSTEAD, WEST SUSSEX, RH19 4DS

**DECISION DATE:** 10 JUL 2024

**CASE OFFICER:** IRENE FLETCHER - [IRENE.FLETCHER@MIDSUSSEX.GOV.UK](mailto:IRENE.FLETCHER@MIDSUSSEX.GOV.UK)

In pursuance of its powers under the above-mentioned Acts and Regulations you are hereby notified that the Council **CONSENTS** to the above works being carried out in accordance with the submitted application and subject to compliance with the following conditions:-

1. The work shall be carried out in accordance with BS 3998:2010 "Recommendation for Tree Work".

Reason: To ensure that the work is carried out to a satisfactory standard.

2. Prior to the commencement of the works hereby permitted, three replacement trees shall be agreed in writing with the Local Planning Authority. This shall include details of size, species and siting. The trees shall be planted in the first planting season following removal of the trees and thereafter maintained for a period of 5 years and replaced should they become diseased or die.

Reason: In order to comply with Policy DP37 of the Mid Sussex District Plan 2014-2031.

3. The work shall be carried out in accordance with BS 3998:2010 "Recommendation for Tree Work".

Reason: To ensure that the work is carried out to a satisfactory standard.

## INFORMATIVES

1. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

### **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.



Ann Biggs  
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PETREZ

## 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 works or to grant it subject to conditions, then you can appeal to the Secretary of State under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

You must appeal within **28 days** of the date of the decision notice for an application for works to trees subject to a Tree Preservation Order.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4444 5000) or online at:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>.

Mr Burberry  
Mr Ross Bowditch  
RB Design  
3 Acorn Avenue  
Crawley Down  
RH10 4AL

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)**

**REFERENCE: DM/24/1306**

**PROPOSAL: PROPOSED NEW OUTBUILDING AT BACK OF GARDEN.**

**LOCATION: 19 BUCKHURST WAY, EAST GRINSTEAD, WEST SUSSEX, RH19 2AQ**

**DECISION DATE: 11 JUL 2024**

**CASE OFFICER: KATHERINE WILLIAMS -  
KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK**

The Mid Sussex District Council hereby certify that on 28th May 2024 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed outbuilding is deemed to comply with permitted development criteria as stipulated under Class E of Part 1 Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**First Schedule**

Proposed new outbuilding at back of garden.

## **Second Schedule**

19 Buckhurst Way, East Grinstead, West Sussex, RH19 2AQ

## **Informatives**

1. None

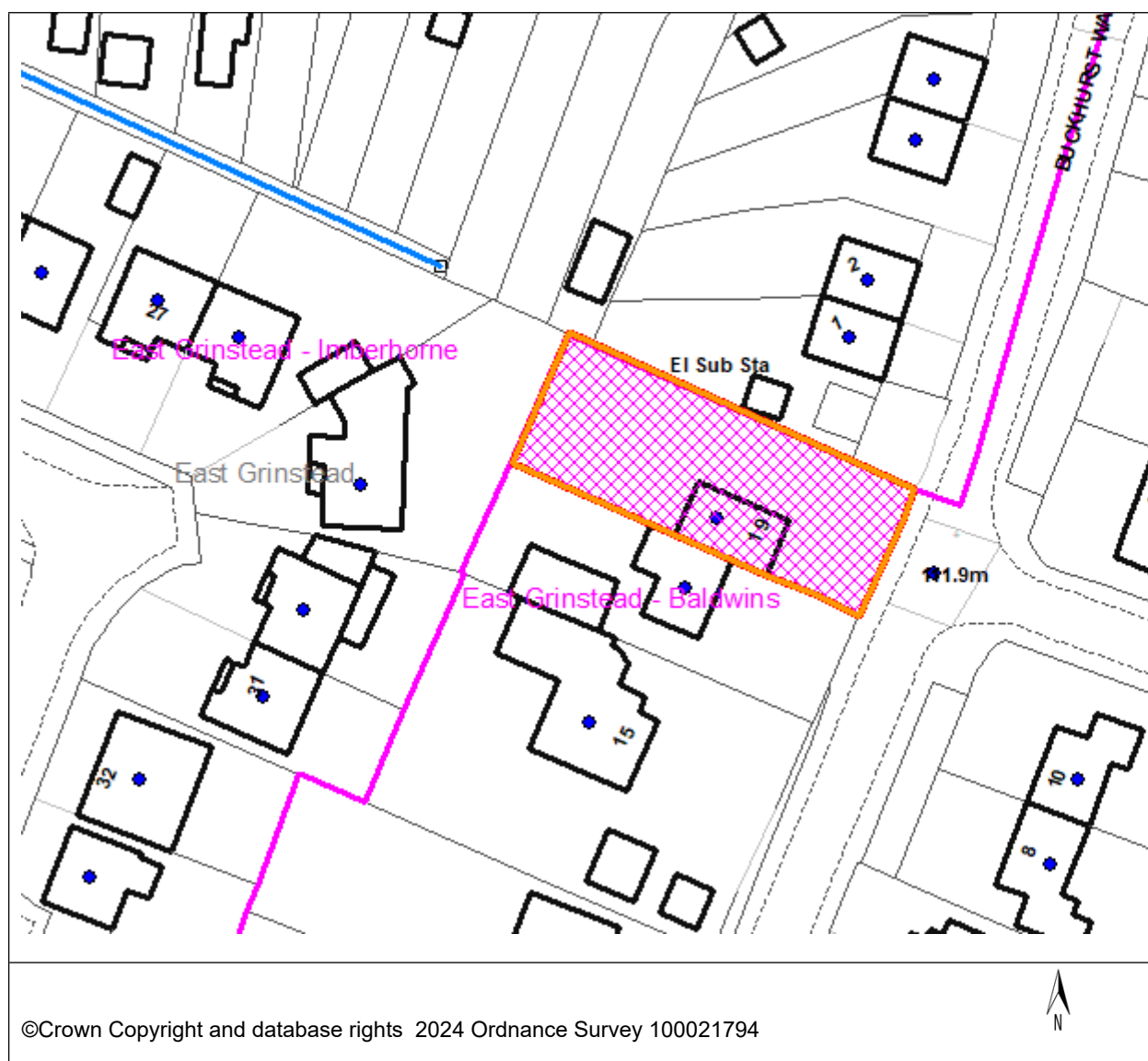
A handwritten signature in black ink, appearing to read 'AB', with a stylized, cursive flourish extending from the end.

Ann Biggs  
Assistant Director Planning and Sustainable Economy

PELDPZ

**Notes:**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



## 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** 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.

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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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Mr Piers Guyenette  
Ms Karen Butti  
Thomas Ford And Partners  
177 Kirkdale  
Sydenham  
London  
SE26 4QH

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**PERMISSION**

**REFERENCE: DM/24/1278**

**DESCRIPTION: RECOVERING OF THE ROOFS USING EXISTING MATERIALS, REPAIRS TO THE TIMBER STRUCTURE, RENEWAL OF THE CENTRAL VALLEY GUTTER AND INTRODUCTION OF A ROOFLIGHT. RENEWAL OF AND ADDITIONAL RAINWATER GOODS. INTRODUCTION OF FIRE SEPARATION WITHIN THE ROOF VOID AND ELSEWHERE. RENEWAL OF SECONDARY GLAZING. EXTERNAL REDECORATION.**

**LOCATION: 5 AND 6 STANDEN COTTAGES, WEST HOATHLY ROAD, EAST GRINSTEAD, WEST SUSSEX**

**DECISION DATE: 17 JUL 2024**

**CASE OFFICER: EMILY WADE - [EMILY.WADE@MIDSUSSEX.GOV.UK](mailto:EMILY.WADE@MIDSUSSEX.GOV.UK)**

The Council hereby notify you that they **GRANT LISTED BUILDING CONSENT** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The works to which consent relates shall be begun not later than 3 years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Prior to the commencement of work on the relevant part of the development, detailed drawings at an appropriate large scale, including elevations and sections, of typical

examples of the new secondary glazing shall be submitted to and approved in writing by the District Council. Your drawings should show the glazing in the context of the existing windows and window surrounds, and should be annotated to show materials and finishes.

Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.

### 3. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

### **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:

| <b>Plan Type</b>     | <b>Reference</b> | <b>Version</b> | <b>Submitted Date</b> |
|----------------------|------------------|----------------|-----------------------|
| Block Plan           |                  |                | 28.05.2024            |
| Existing Floor Plans | 872701 EX-100    | basement       | 23.05.2024            |
| Existing Floor Plans | 872701 EX-101    | ground         | 23.05.2024            |
| Existing Floor Plans | 872701 EX-102    | first          | 23.05.2024            |
| Existing Floor Plans | 872701 EX-103    | attic          | 23.05.2024            |
| Existing Roof Plan   | 872701 EX-104    |                | 23.05.2024            |
| Existing Elevations  | 872701 EX-300    | east           | 23.05.2024            |
| Existing Elevations  | 872701 EX-301    | north          | 23.05.2024            |
| Existing Elevations  | 872701 EX-302    | west           | 23.05.2024            |
| Existing Elevations  | 872701 EX-303    | south          | 23.05.2024            |
| Proposed Floor Plans | 872701 PR-100    | basement       | 23.05.2024            |
| Proposed Floor Plans | 872701 PR-101    | ground         | 23.05.2024            |
| Proposed Floor Plans | 872701 PR-102    | first          | 23.05.2024            |
| Proposed Floor Plans | 872701 PR-103    | attic          | 23.05.2024            |

|                     |                                  |                    |            |
|---------------------|----------------------------------|--------------------|------------|
| Proposed Roof Plan  | 872701 PR-104                    |                    | 23.05.2024 |
| Proposed Elevations | 872701 PR-300                    | east               | 23.05.2024 |
| Proposed Elevations | 872701 PR-301                    | north              | 23.05.2024 |
| Proposed Elevations | 872701 PR-302                    | west               | 23.05.2024 |
| Proposed Elevations | 872701 PR-303                    | south              | 23.05.2024 |
| Location Plan       |                                  |                    | 23.05.2024 |
| General             |                                  | National Trust Map | 23.05.2024 |
| Illustration        |                                  | egress rooflights  | 23.05.2024 |
| Other               | Storm Secondary Glazing Brochure |                    | 23.05.2024 |
| Other               | Kent Clay Tiles brochure         |                    | 23.05.2024 |
| Other               | Bat Survey                       |                    | 23.05.2024 |
| Heritage Statement  | And DAS                          |                    | 23.05.2024 |
| Other               | Schedule of works                |                    | 23.05.2024 |
| Other               | Methodology                      |                    | 23.05.2024 |



Ann Biggs  
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

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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** 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).



Mr Benjamin Peto  
57 Halsford Park Road  
East Grinstead  
West Sussex  
RH19 1PP

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

**PERMISSION**

**REFERENCE:** DM/24/1033

**DESCRIPTION:** REPLACE WINDOWS IN BACK ROOM WITH PATIO/FRENCH DOORS. (REVISED PLANS RECEIVED 30.05.2024).

**LOCATION:** 57 HALSFORD PARK ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 1PP

**DECISION DATE:** 17 JUL 2024

**CASE OFFICER:** PETER DAVIES - PETER.DAVIES@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

## INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## 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 | 2024/1025/PP |         | 30.05.2024     |
|                                    | 001          |         |                |
| Proposed Floor and Elevations Plan | 2024/1025/PP |         | 30.05.2024     |
|                                    | 002          |         |                |
| Location Plan                      |              |         | 26.04.2024     |
| Block Plan                         |              |         | 26.04.2024     |



Ann Biggs  
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS  
FORM

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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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).



Mr And Mrs S Cooper  
Mr A Reakes  
27 Fairlawn Cresccent  
East Grinstead  
RH19 1NX

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)**

**REFERENCE: DM/24/1322**

**PROPOSAL: PROPOSED SINGLE STOREY REAR EXTENSION.**

**LOCATION: 97 GARDEN WOOD ROAD, EAST GRINSTEAD, WEST SUSSEX,  
RH19 1SB**

**DECISION DATE: 11 JUL 2024**

**CASE OFFICER: PETER DAVIES - PETER.DAVIES@MIDSUSSEX.GOV.UK**

The Mid Sussex District Council hereby certify that on 29th May 2024 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed development is deemed to comply with the applicable permitted development criteria as stipulated under Class A of Part 1 Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**First Schedule**

Proposed single storey rear extension.

**Second Schedule**

97 Garden Wood Road, East Grinstead, West Sussex, RH19 1SB

**Informatives**

1. None

A handwritten signature in black ink, appearing to read 'ABiggs', with a stylized, cursive script.

Ann Biggs  
Assistant Director Planning and Sustainable Economy

PELDPZ

**Notes:**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



## 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** 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Michael Harvey  
Matthew Madgwick  
3 Buckley Place  
Crawley Down  
Crawley  
West Sussex  
RH10 4JG

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
(TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

**PERMISSION**

**REFERENCE:** DM/24/1397

**DESCRIPTION:** T1 SYCAMORE FELL.

**LOCATION:** 4 THE MOORINGS, EAST GRINSTEAD, WEST SUSSEX, RH19  
2TD

**DECISION DATE:** 17 JUL 2024

**CASE OFFICER:** IRENE FLETCHER - [IRENE.FLETCHER@MIDSUSSEX.GOV.UK](mailto:IRENE.FLETCHER@MIDSUSSEX.GOV.UK)

In pursuance of its powers under the above-mentioned Acts and Regulations you are hereby notified that the Council **CONSENTS** to the above works being carried out in accordance with the submitted application and subject to compliance with the following conditions:-

1. The work shall be carried out in accordance with BS 3998:2010 "Recommendation for Tree Work".

Reason: To ensure that the work is carried out to a satisfactory standard.

2. Prior to the commencement of the works hereby permitted, a replacement tree shall be agreed in writing with the Local Planning Authority. This shall include details of size, species and siting. The tree shall be planted in the first planting season following removal of the tree and thereafter maintained for a period of 5 years and replaced should it become diseased or die.

Reason: In order to comply with Policy DP37 of the Mid Sussex District Plan 2014-2031.

**INFORMATIVES**

1. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

**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.



Ann Biggs  
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

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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 works or to grant it subject to conditions, then you can appeal to the Secretary of State under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

You must appeal within **28 days** of the date of the decision notice for an application for works to trees subject to a Tree Preservation Order.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4444 5000) or online at:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>.

C/O Agent  
Mr Jon Seal  
Pure Renovations Ltd  
Kenmont  
Mill Hill  
Kent  
TN8 5DQ

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2017 - SCHEDULE 2, PART 1, CLASS A**

**PERMISSION**

**REFERENCE:** DM/24/1390

**DESCRIPTION:** REMOVAL OF REAR CONSERVATORY AND CREATION OF KITCHEN EXTENSION WITHIN THE CONSERVATORY FOOTPRINT. TOTAL OF 6M FROM REAR WALL OF HOUSE AND APPROXIMATELY 3M WIDE EXTERNALLY.

**LOCATION:** 23 WELLINGTON TOWN ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 2ES

**DECISION DATE:** 10 JUL 2024

**CASE OFFICER:** Peter Davies - PETER.DAVIES@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is not required** for the above development to be carried out in accordance with the information submitted:

**Information submitted by the developer**

| Plan Type     | Reference               | Version | Submitted Date |
|---------------|-------------------------|---------|----------------|
| Block Plan    | -                       | -       | 05.06.2024     |
| Location Plan | TQRQM24156<br>203511888 | -       | 05.06.2024     |

**Your attention is drawn to the caveats set out below:**

**INFORMATIVES**

1. This notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. **However, you should be aware that it does**

**not indicate whether the proposed development would comply with the remaining conditions or limitations of this Class.** If you require a formal determination as to whether planning permission is required or not, it is open to you to submit an application for a Lawful Development Certificate.

2. The development shall be carried out in accordance with the approved details, unless the Local Planning Authority and the developer agree otherwise in writing.

A handwritten signature in black ink, appearing to read 'ABiggs', with a stylized, cursive script.

Ann Biggs  
Assistant Director Planning and Sustainable Economy

CEPDEZ

Mr P Batten  
Mr Brian Woods  
WS Planning & Architecture  
5 Pool House  
Bancroft Road  
Reigate  
RH2 7RP

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

**REFUSAL**

**REFERENCE:** DM/24/1274

**DESCRIPTION:** RETROSPECTIVE CHANGE OF USE OF LAND TO STORAGE  
ALLOWING THE SITING OF BOATS AND CARAVANS.

**LOCATION:** FLORAN FARM, HOPHURST HILL, CRAWLEY DOWN, CRAWLEY

**DECISION DATE:** 17 JUL 2024

**CASE OFFICER:** JOANNE FISHER - [JOANNE.FISHER@MIDSUSSEX.GOV.UK](mailto:JOANNE.FISHER@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 proposal is not necessary for purposes of agriculture nor is it supported by a specific policy reference within the District Plan. The use of the land for storage of boats and caravans would result in the intensification on the use of the land contrary to the countryside location and the 1992 enforcement notice. The proposal would thereby not maintain or enhance the character of the countryside and thus would be contrary to Policy DP12 of the District Plan, EG2 of the Neighbourhood Plan and the provisions of the NPPF.

**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:

| <b>Plan Type</b>   | <b>Reference</b> | <b>Version</b> | <b>Submitted Date</b> |
|--------------------|------------------|----------------|-----------------------|
| Location Plan      | J004878-DD-01    |                | 23.05.2024            |
| Existing Site Plan | J004878-DD-02    |                | 23.05.2024            |
| Proposed Site Plan | J004878-DD-03    |                | 23.05.2024            |



Ann Biggs  
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

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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** 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.

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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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

