

Planning Applications

Plan No	Location & Applicant	Proposal
DM/22/2729/FUL Imberhorne	Land To The North Of Walnut Marches Crawley Down Road Felbridge East Grinstead Hawks Developers Ltd	The erection of 4 bed dwelling with associated access, landscaping and parking. Tree report received 26/10/2022. Ecological Appraisal and Tree Survey and Protection plans received 03/05/2023.
DM/23/1098/HOU Baldwins	17 Mcindoe Road East Grinstead West Sussex RH19 2DD Mr R Grindrod	Proposed single storey extensions with a pitched roof to the front and rear of the building.
DM/23/1128/LDC Imberhorne	15 Meadowcroft Close East Grinstead West Sussex RH19 1NA Mr & Mrs S Maunder	Use of land to station a mobile home annexe for use incidental to the main dwelling
DM/23/1162/FUL Town	14 Railway Approach East Grinstead West Sussex RH19 1BP	Change of use of the first floor of an existing mixed-use building, from office (class E) to residential, and conversion of the first and second floor into an HMO. The proposal is for five bedrooms with a shared kitchen/diner and new landscaped terrace at first floor level. The ground floor will remain as office use.
DM/23/0731/HOU Baldwins	Sherries 1 Halsford Lane East Grinstead West Sussex Mr S Dalglish	Proposed single storey rear extension and garage to side. (Revised plans received 07.05.2023 and 09.05.2023)
DM/23/1144/HOU Imberhorne	8 Blount Avenue East Grinstead West Sussex RH19 1JQ Mr G Humphreys	Single storey side extension.
DM/23/1175/PNC Town	Bluebell Cafe 110 London Road East Grinstead West Sussex Mr D Salih	Conversion of the first floor above Bluebells cafe into a three bedroom flat.
DM/23/1181/HOU Herontye	10 Windsor Place East Grinstead West Sussex RH19 4RP Mrs Hawke	Proposed porch to front elevation.
DM/23/1190/LDC Town	12 Christopher Road East Grinstead West Sussex RH19 3BT c/o agent	Loft conversion to provide bedroom and ensuite accommodation. Roof to be fitted with two side pitched roof dormer windows.

Plan No	Location & Applicant	Proposal
DM/23/1224/HOU	<p>42 Alders Avenue East Grinstead West Sussex RH19 2BZ</p> <p>Mr C Togwell</p>	Single storey front extension and single storey rear extension. Alterations to the side fenestration.

Mr Michael Bebbington
Moatfield Surgery
St Michaels Road
East Grinstead
West Sussex
RH19 3GW

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

PERMISSION

REFERENCE: DM/23/1006

DESCRIPTION: T1 ASH - FELL.

LOCATION: MOATFIELD SURGERY, ST MICHAELS ROAD, EAST
GRINSTEAD, WEST SUSSEX

DECISION DATE: 18 MAY 2023

CASE OFFICER: IRENE FLETCHER - 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. 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.



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>.

Mr Florin Cambei
Mr Florin Cambei
Unit 19 E & D, Battlers Green Farm
Radlett
WD7 8PH

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

PERMISSION

REFERENCE: DM/23/0091

DESCRIPTION: VARIATION OF CONDITION 2 RELATING TO PLANNING APPLICATION DM/23/0302 TO AMEND APPROVED PLANS TO INCLUDE TWO REAR CANTILEVERED BALCONIES TO FLAT 7 AND FLAT 8 AND THE REMOVAL OF THE SOUTHWEST BASEMENT WINDOW. AMENDED PLANS RECEIVED 28TH MARCH 2023 PROVIDING OBSCURE GLAZED SIDE PANELS TO THE REAR BALCONIES.

LOCATION: OAKHURST, MAYPOLE ROAD, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 16 MAY 2023

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@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. None, left blank for numbering purposes.

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 development shall be carried out in accordance with the schedule of materials received 2nd February 2023 and approved under reference DM/23/0302 unless otherwise agreed with the Local Planning Authority.

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 of the Neighbourhood Plan.

4. The development shall be carried out in accordance with the approved Construction Management Plan discharged under planning reference DM/20/4019. The approved Plan shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of highway safety and the amenities of the area and to accord with Policies DP21 and DP26 of the Mid Sussex District Plan 2014 - 2031, and Policy EG3 of the Neighbourhood Plan.

5. The development shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) discharged under planning reference DM/21/3751. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect neighbouring residents and residences from noise, vibration and dust and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031.

6. The development shall be carried out in accordance with the approved drainage details discharged under planning reference DM/20/4405. No dwelling shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

7. The development shall be carried out in accordance with the approved details concerning the licence from Natural England discharged under planning reference DM/20/4019.

Reason: To protect the ecological value of the site and to accord with policies DP17 and DP38 of the Mid Sussex District Plan and para 175 of the NPPF.

8. The development shall be carried out in accordance with the approved details concerning a scheme to deal with the risks associated with contamination of the site discharged under planning reference DM/20/4019.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. No part of any concrete foundations and no construction activities shall be within 8 metres of any drain or watercourse.

Reason: In the interests of protecting the natural environment and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

10. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA.

Reason: In the interests of health of future occupiers and to accord with Policy DP1 of the Mid Sussex District Plan 2014 - 2031.

11. The development shall not be occupied unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of a hard and soft landscaping scheme including detailed landscape drawings and details of boundary treatments. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan.

12. No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Maypole Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 600mm above the adjoining footway level or as otherwise agreed.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

13. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

14. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans and

details submitted in drwg PD-12 received 3rd January 2020 under planning reference DM/20/0015.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

15. No part of the development shall be first occupied until a detailed 1:20 section and elevation drawings showing a typical solar panel in relation to the roof as well as specifications on the panels have been submitted to and approved in writing by the Local Planning Authority.

The development shall only proceed in accordance with the agreed details.

Reason: To ensure that this aspect of the development is consistent with the appearance of the area and to accord with Policy DP26 of the District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan.

16. No part of the development shall be first occupied until details of the electric charging vehicle points including the location of these spaces has been provided and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained for its designated use.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

17. The obligations under the planning obligation by way of Agreement dated 28th April 2020 pursuant to the previous application DM/20/0015 will be equally applied to satisfy the requirements necessitated under this application DM/23/0302.

Reason: To ensure appropriate infrastructure provision is secured to mitigate the impacts of the development and to accord with policy DP20 of the Mid Sussex District Plan.

INFORMATIVES

1. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
2. 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.

3. 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.

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 Plans	CE/1607017/G		03.01.2020
Existing Floor Plans	CE/1607017/F		03.01.2020
Existing Floor Plans	CE/1607017/S		03.01.2020
Topographical Survey	CAL/1607017		03.01.2020
Existing Floor Plans	CE/1607017/B		03.01.2020
Existing Floor and Elevations Plan	CE/1607017/E	A	03.01.2020
Other	Schedule of materials		02.02.2023
Location and Block Plan	PD-11-RB	-	28.03.2023
Proposed Floor Plans	PD-12-RB	-	28.03.2023
Proposed Floor Plans	PD-130-RB	-	28.03.2023
Proposed Elevations	PD-14-RB	Rev D	10.05.2023
Other	PD-15-RB	-	28.03.2023
Proposed Elevations	PD-16-RB	Rev D	10.05.2023
Street Scene	PD-17-RB	-	12.01.2023



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.

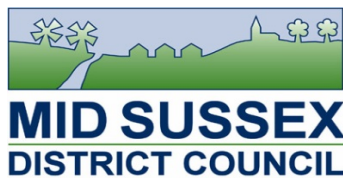
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).



Construction Charter for Developers

Mid Sussex is an economically vibrant district. The Council welcomes appropriate developments in the District that develop the local economy and improve people's lives. The Council recognises that the environmental impacts during the construction of new developments can at times be inconvenient or unpleasant for those who use the District's roads and pavements, or live nearby. The District Council expects developers to adhere to the following principles on all sites.

1. Stick to your planning permission

Your planning permission has been granted for a specific development (as per the approved plans) and will be subject to conditions and maybe legal agreements. The Council and the local community expect you to stick to these and to give advance notice if anything needs to be changed,

2. Be safe and tidy

Carry out all works with the utmost care for the safety of passers-by as well as your workers - this includes driving vehicles on and off the site. Keep all plant and machinery in safe working order, and all structures safe, by checking them often. Keep your site and roads and pavements around it tidy

3. Be considerate

Carry out all work with consideration for residents, workers, pedestrians, visitors, neighbours, businesses and road users, at all times and with every effort to minimise noise and disturbance. Pay special attention to the needs of those who have difficulties with sight, hearing or mobility, and those in wheelchairs or with prams and pushchairs.

4. Be responsible

It is the responsibility of the main contractor to ensure that all employees, agents, subcontractors, suppliers, drivers and others working on or near the site comply with this Code of Practice. Please note that all sites are responsible for damage made to the public highway as a result of construction activity. Contractors carrying out the work resulting in damage are liable for the full cost of repair.

5. Be accountable

Display a contact board outside the site, giving names and telephone numbers of staff who can easily be contacted to respond to the concerns of residents, businesses and others.

6. Communicate

Keep residents and others informed about unavoidable disturbance such as noise, dust, extended working hours and disruption of traffic. Provide site neighbours with clear information well in advance of starting works, preferably in writing, and perhaps issue regular bulletins about site progress.

Mr David Knight
18 Lynton Park Avenue
East Grinstead
West Sussex
RH19 3XB

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

PERMISSION

REFERENCE: DM/23/0813

DESCRIPTION: MODIFY EXISTING UPVC CONSERVATORY INTO ORANGERY. REMOVE EXISTING UPVC FRAMES AND ROOF FROM DWARF WALLS, ADD EXTENDED BRICK PIERS, INSTAL NEW UPVC WINDOWS AND ALUMINIUM BIFOLD DOORS, FLAT ROOF AND GLASS LANTERN TO CREATE AN REPLACEMENT ORANGERY STRUCTURE.

LOCATION: 18 LYNTON PARK AVENUE, EAST GRINSTEAD, WEST SUSSEX, RH19 3XB

DECISION DATE: 16 MAY 2023

**CASE OFFICER: KATHERINE WILLIAMS -
KATHERINE.WILLIAMS@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 details 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.

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
Block Plan			23.03.2023
Existing and Proposed Elevations	DMK/001	0	23.03.2023
Existing and Proposed Elevations	DMK/002	0	23.03.2023
Existing and Proposed Floor Plan	DMK/003	0	23.03.2023
Existing and Proposed Roof Plan	DMK/004	0	23.03.2023
Location Plan			23.03.2023



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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Mr Graham
Vistry Group
Linden House
Guards Avenue
Caterham
Surrey
CR3 5XL

TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/23/0991

DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/19/1067 -
REMOVAL OF CLUB TILES TO PLOTS
181,182,186,187,188,189,190.

LOCATION: LAND AT HILL PLACE FARM, TURNERS HILL ROAD, EAST
GRINSTEAD, WEST SUSSEX

DECISION DATE: 15 MAY 2023

CASE OFFICER: STEPHEN ASHDOWN -
STEVE.ASHDOWN@MIDSUSSEX.GOV.UK

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 11 April 2023 for the following reason(s):

1. The proposed changes, involving the removal of the club tile feature on plots 181-182 and 186-190, as shown the drawings listed below, do not materially alter the character or appearance of the scheme (viewed as a whole) as approved, and as such, it is considered that they can be treated as non-material amendments to the reserved matter approval.

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.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply, except that the plans listed below can be substituted for the originally approved plans.

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
Proposed Floor and Elevations Plan	Drg No 129 - REV A	House type D/D	11.04.2023
Proposed Floor and Elevations Plan	Drg 135- REV -A	House typeJ/J	11.04.2023
Proposed Floor and Elevations Plan	Drg 139 - REV A	House type W/W/W	11.04.2023



Assistant Director Planning and Sustainable Economy

PENONMZ

Betsa
Mr Paul Carter
Bentleys And Carter
3 High Street
East Grinstead
RH19 3EF

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

PERMISSION

REFERENCE: DM/23/0175

**DESCRIPTION: INTERNAL ALTERATION TO CREATE 1 ADDITIONAL
RESIDENTIAL UNIT.**

LOCATION: 5 HIGH STREET, EAST GRINSTEAD, WEST SUSSEX, RH19 3AG

DECISION DATE: 11 MAY 2023

**CASE OFFICER: RACHEL RICHARDSON -
RACHEL.RICHARDSON@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. Details of the gate and boundary wall (including samples) shall be submitted to and approved by the Local Planning Authority prior to work commencing in respect of this part of the development. The development shall not be carried out otherwise than in accordance with such details.

Reason: To ensure that this aspect of the development is compatible with the design of the building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031 and Policy EG4 of the Neighbourhood Plan.

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 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 and Block Plan	100		20.01.2023
Proposed Site Plan	101		20.01.2023
Existing Floor and Elevations Plan	250		20.01.2023
Proposed Floor and Elevations Plan	750		20.01.2023



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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Mr John Hughes
1 Clays Close
East Grinstead
West Sussex
RH19 4DJ

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

PERMISSION

REFERENCE: DM/23/0621

**DESCRIPTION: RETROSPECTIVE APPLICATION TO EXCAVATE SOIL TO
CREATE A LEVEL AREA (0.8M DIG OUT), EXCAVATE SOIL TO
FORM FOUNDATIONS FOR AND BUILD A RETAINING WALL TO
HOLD BACK EXISTING 0.3M SLEEPER WALL PLUS 0.8M DIG
OUT AND ESTABLISH A NEW LAWN AND BUILD STEPS TO
SIDE LAWN.**

LOCATION: 1 CLAYS CLOSE, EAST GRINSTEAD, WEST SUSSEX, RH19 4DJ

DECISION DATE: 12 MAY 2023

**CASE OFFICER: LESLEY WESTPHAL -
LESLEY.WESTPHAL@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. 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. 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.
2. You are advised to contact the Council's Building Inspectors with regard to the carrying out of this 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	Drg No: LP 100		23.03.2023
Proposed Elevations			23.03.2023
Proposed Site Plan			23.03.2023
Proposed Floor and Elevations Plan			23.03.2023



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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Mr Jeremy Amos
Boyles Farm
Harwoods Lane
East Grinstead
West Sussex
RH19 4NQ

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 191 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

**REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
(EXISTING)**

REFERENCE: DM/23/0723

PROPOSAL: HARDSURFACED ACCESS TRACK USED FOR AGRICULTURAL PURPOSES, SITING OF TWO SHIPPING CONTAINERS USED FOR AGRICULTURAL PURPOSES TO THE WEST OF THE MAIN FARM YARD AREA.

LOCATION: BOYLES FARM, HARWOODS LANE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 10 MAY 2023

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

The Mid Sussex District Council hereby certify that on 15 March 2023 the operations 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, was not lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. Although it has been demonstrated on the balance of probabilities that the shipping containers have been in place for more than 10 years, it has not been demonstrated on the balance of probabilities that the hardsurfaced access track has been in place for more than 4 years. Accordingly the Certificate cannot be issued.

First Schedule

Hardsurfaced access track used for agricultural purposes, siting of two shipping containers used for agricultural purposes to the west of the main farm yard area.

Second Schedule

Boyles Farm, Harwoods Lane, East Grinstead, West Sussex

A handwritten signature in black ink that reads "SA Benfield". The signature is written in a cursive, slightly stylized font.

Assistant Director Planning and Sustainable Economy

RELDEZ



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 which 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](#).

Mr Carl Goulding
154 Holtye Road
East Grinstead
West Sussex
RH19 3EA

CONTACT: Anna Tidey
PHONE: 01444 477342
E-MAIL: anna.tidey@midsussex.gov.uk
DATE: 17th May 2023

Dear Sir/Madam

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

REFERENCE: DM/23/0679

APPLICANT: MR CARL GOULDING

LOCATION: 154 HOLTYE ROAD EAST GRINSTEAD WEST SUSSEX RH19 3EA

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

Yours faithfully



Assistant Director Planning and Sustainable Economy

WDHOUZ
Copy: File; Register; LLC; WSCC; Parish

Mr E Harradine
Mr Warren Joseph
Ascot Design
Ashurst Manor
Ashurst Park
Church Lane
Sunninghill
Ascot
SL5 7DD

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

PERMISSION

REFERENCE: DM/23/0655

DESCRIPTION: VARIATION TO CONDITION 2 RELATING TO PLANNING
APPLICATION DM/22/2097 TO ALLOW PROPOSED CHANGES
TO THE APPROVED DRAWINGS LISTED IN THE CONDITION.
(ALTERED PROPOSED PLANS 30/03)

LOCATION: THE GRANGE, FURZE LANE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 18 MAY 2023

CASE OFFICER: ANDREW HORRELL -
ANDREW.HORRELL@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 17th June 2024.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. 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 development shall be carried out unless and until details of materials and finishes to be used for external walls / roofs / fenestration/ external surfaces of the proposed development have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: In the interests of visual amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the District Plan.

4. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF Requirements and Policy DP41 of the District Plan (2014 - 2031).

5. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of road safety and to accord with Policy DP21 of the District Plan.

6. No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety and to accord with Policy DP21 of the District Plan.

7. The new dwelling shall not be occupied until provision has been made within the site in accordance with the approved plans for the parking of bicycles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: To enable adequate provision for a facility which is likely to reduce the amount of vehicular traffic on existing roads and to accord with Policy DP21 of the District Plan 2014 - 2031.

8. No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

9. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development and these works shall be carried out as approved.

Reason: In the interests of visual amenity and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan 2014 - 2031.

10. Hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan 2014 - 2031.

11. No part of the development shall be first occupied until the product, positioning and noise emission details of any Mechanical Ventilation with Heat Recovery System (MVHR) and Air source products, if to be installed, for the proposed property have been submitted to and approved by the Local Planning Authority, and thereafter this system shall be provided in accordance with the approved plans and details.

Reason: In the interests of residential amenity and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

12. The development works hereby approved shall be carried out to accord with submitted Arboricultural Assessment and Method Statement by Nicholas Jones Consultants Ltd, dated 12th January 2021 and the accompanying Tree Protection Plan, ref NJCL 864_02_120121, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention of trees and vegetation important to the visual amenity of the area and to accord with Policy DP37 of the District Plan 2014-2031.

13. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended in the future, no enlargement, improvement or other alteration of the dwelling house, whether or not consisting of an addition or alteration to its roof, nor any other alteration to its roof, shall be carried out, nor shall any building or enclosure, swimming or other pool be provided within the curtilage of the dwelling house without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site and to accord with Policies DP26 of the Mid Sussex District Plan 2014 - 2031 and Policies EG3, EG5 and EG7 of the East Grinstead Neighbourhood Plan.

14. The west facing side glazed wall of the rear dining room shall at all times be glazed with obscured glazing as indicated on Drawing No 21-J3847-502 Rev B.

Reason: To protect the amenities of the neighbouring residents and to accord with District Plan Policy DP26 and Policy EG3 of the 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. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and advice for developers can be found at www.midsussex.gov.uk/streethnaming or by phone on 01444 477175.
3. 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.

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
Proposed Floor and Elevations Plan	21-J3847-502	B	30.03.2023
Site Plan	21-J3847-501	-	08.03.2023



Assistant Director Planning and Sustainable Economy

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

PECNDZ

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 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](#)

Mr Gareth Hopkins
Holly Berry House
Harwoods Lane
East Grinstead
West Sussex
RH19 4NQ

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

PERMISSION

REFERENCE: DM/23/0797

DESCRIPTION: INSTALLATION OF X 9 SOLAR PANELS WITH ASSOCIATED BRACKETRY TO THE SOUTH FACING SLOPES OF THE PITCHED ROOF AND A SMALL BATTERY PACK MOUNTED ON THE WALL OF THE NORTH FACING GABLE END WALL.

LOCATION: HOLLY BERRY HOUSE, HARWOODS LANE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 18 MAY 2023

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 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	L_1655_50	REV A	27.03.2023
Block Plan	L_1655_51	REV A	27.03.2023
Existing Roof Plan	L_1655_24		27.03.2023
Proposed Roof Plan	L_1655_44		27.03.2023
Other	Solar Panels Details		22.03.2023
Proposed Elevations	L_1655_46	REV B	27.03.2023
Proposed Elevations	L_1655_47	REV A	27.03.2023
Existing Elevations	L_1655_26		27.03.2023
Existing Elevations	L_1655_27		27.03.2023



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.

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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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Mr Ben Leach
Mr Joshua Eves
Resi
International House
Cantebury Crescent
Brixton
SW9 7QD

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

PERMISSION

REFERENCE: DM/23/0155

DESCRIPTION: FAÇADE ALTERATIONS. SKYLIGHTS TO EXISTING ROOF AND REPOSITIONING OF EXISTING FLUE (AMENDED PLANS RECEIVED 24 MARCH 2023)

LOCATION: 56 LYNTON PARK AVENUE, EAST GRINSTEAD, WEST SUSSEX, RH19 3XB

DECISION DATE: 17 MAY 2023

CASE OFFICER: ANDREW WATT - ANDY.WATT@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. 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.
2. 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.

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	22-2500-01		24.03.2023
Block Plan	22-2500-01		24.03.2023
Proposed Block Plan	22-2500-01		24.03.2023
Existing Floor Plans	22-2500-04	First Floor	24.03.2023
Existing Floor Plans	22-2500-02	Ground Floor	24.03.2023
Existing Elevations	22-2500-14	Left Side	24.03.2023
Existing Elevations	22-2500-10	Right Side	24.03.2023
Proposed Elevations	22-2500-11	Right Side	24.03.2023
Existing Elevations	22-2500-12	Front	24.03.2023
Proposed Elevations	22-2500-13	Front	24.03.2023
Proposed Elevations	22-2500-15	Left Side	24.03.2023
Existing Elevations	22-2500-08	Rear	24.03.2023
Existing Roof Plan	22-2500-06		24.03.2023

Proposed Elevations	22-2500-09	Rear	24.03.2023
Proposed Floor Plans	22-2500-05	First Floor	24.03.2023
Proposed Floor Plans	22-2500-03	Ground Floor	24.03.2023
Proposed Roof Plan	22-2500-07		24.03.2023

SA Bonfield

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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

