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For Official use

App No:

Date Rec:

Fee:



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

26

Suffix

Property Name

Address Line 1

Lodge Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Hassocks

Postcode

BN6 8NA

Description of site location must be completed if postcode is not known:

Easting (x)

531302

Northing (y)

115104

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Wakeham

Company Name

Address

Address line 1

26 Lodge Lane

Address line 2

Address line 3

Town/City

Hassocks

County

West Sussex

Country

Postcode

BN6 8NA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed replacement of existing garage with new utility outbuilding. New permeable gravel drive for parking a car. New native hedge planting.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Precast concrete panels to existing garage

Proposed materials and finishes:

Walls in facing bricks (to match adjacent property, Lodge House)

Type:

Roof

Existing materials and finishes:

Profiled cement board sheet roof

Proposed materials and finishes:

Slate/concrete tile roof (to match adjacent property, Lodge House)

Type:

Windows

Existing materials and finishes:

White aluminium/metal single glazed windows

Proposed materials and finishes:

White upvc windows (to match adjacent property, Lodge House)

Type:

Doors

Existing materials and finishes:

Metal up and over garage door

Proposed materials and finishes:

White upvc doors (to match adjacent property, Lodge House)

Type:

Other

Other (please specify):

Gutters, fascia and soffit

Existing materials and finishes:

Grey upvc gutters and downpipes

Proposed materials and finishes:

White upvc gutters, soffits and fascias (to match adjacent property, Lodge House)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2411-001 Site Location and Block Plan
2411-002 Existing and Proposed Floor Plan
2411-003 Existing and Proposed Elevations
26 Lodge Lane Keymer - Planning-Heritage-DAS Statement and FRA

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

2411-002 Existing and Proposed Floor Plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

2411-002 Existing and Proposed Floor Plan

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

The existing garage is to be removed and replaced with a permeable gravel car parking bay

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

DM/19/2544 (and subsequent DM/21/2054, DM/21/3382)

Date (must be pre-application submission)

07/10/2019

Dear Beth

Reference: DM/19/2544

Thank you for your e-mail regarding the above proposal.

Permitted development rights allow for outbuildings to be erected within the curtilage of a dwellinghouse subject to compliance with certain criteria. However, as the garage and garden area are separate from the dwellinghouse, my informal opinion is that the proposal would not benefit from permitted development and therefore planning permission would be required to erect a garden room to replace the existing garage and outbuildings. I would recommend that the removal / demolition of existing buildings is included as part of any planning application submitted.

Potentially the Council may have concerns if the proposed garden room were to be used as guest accommodation given that this would be separate from the dwellinghouse. If the accommodation was shown to be self-contained, i.e. with a bedroom, bathroom, kitchen etc... then the Council would have to assess the proposal as a new residential unit. The local planning authority would not be likely to object to the principle of a garden room on the land that is used for purposes ancillary to the main house.

I can confirm that the garage and garden area lies outside Keymer conservation area. However consideration would be given to ensure that the setting of the conservation area is protected as per policy DP35 of the Mid Sussex District Plan.

I am happy to offer further pre-application guidance on any plans / drawings e-mailed through to me.

The above represents my informal view only based on the information contained in your enquiry. Should you require a formal determination as to whether planning permission is required for your proposal then it is open to you to make an application to this authority for a Certificate of Lawful Development, under Section 191/192 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.

I hope that the above assists but please get back to me should you have any further queries.

Kind regards

Debbie.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Stuart

Surname

Beckett

Declaration Date

20/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stuart Beckett

Date

20/03/2025