



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1
Email: servicesupport@midsussex.gov.uk
www.midsussex.gov.uk

For Official use

App No:

Date Rec:

Fee:

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	1
Suffix	
Property Name	
Address Line 1	Portsmouth Wood
Address Line 2	
Address Line 3	
Town/city	Lindfield
Postcode	RH16 2DH

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

Easting (x)	Northing (y)
533849	125856

Description

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Harding

Company Name

Address

Address line 1

1

Address line 2

Portsmouth Wood

Address line 3

Town/City

Lindfield

County

Country

Postcode

RH16 2DH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Permission to retain 1.5m high fence to the west of property and associated landscaping.

Reference number

DM/21/2017

Date of decision (date must be pre-application submission)

07/12/2021

Please state the condition number(s) to which this application relates

Condition number(s)

1

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

08/08/2016

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

17/08/2016

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The principal concern identified when the permission was granted related to the visual impact and appearance of the fence within the street scene. Since that time, the circumstances that gave rise to this concern have changed significantly.

A substantial hedge has now matured and grown along the boundary, screening the vast majority of the fence from public view. As a result, the fence is no longer a prominent feature and its visual impact is considerably reduced. The hedge now provides the dominant boundary treatment, with very limited sections of the fence visible.

In addition, views of the fence from the opposite side of the road are further restricted by existing trees on the grass verge. These trees provide additional screening and mean that the fence is largely obscured from public vantage points.

Given the extent of the natural screening that has developed, the original concerns regarding the appearance of the fence and its effect on the character of the area no longer apply to the same degree. The fence now has minimal, if any, impact on the street scene and is substantially concealed by landscaping. This should make any concerns re: the Mid Sussex District Plan 2014-2031 moot at this point. However, if there are any concerns on this point there are many fences in the village, most notably the one at 4 Portsmouth Wood which is only a few metres away and was granted permanent planning permission despite having no hedge etc in front of it.

There are also important safety reasons for retaining the fence. While the hedge now provides effective visual screening, it does not form a complete physical barrier. The fence prevents our spaniel from passing through gaps within the hedge and accessing the retaining wall beyond, from which there is a risk of falling or potentially reaching the road. In addition, the fence provides a safe and secure enclosed area for our children to play, particularly our seven-year-old child. Retaining the fence therefore continues to serve an important practical and safety function for our family, while having a significantly reduced visual impact due to the mature hedge and surrounding vegetation.

I therefore respectfully request that the temporary condition be reconsidered and that permission be granted for the fence to remain in place on a permanent basis.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We would like the time restriction removed from the planning permission so that the fence can stay permanently in place.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

EF/26/0106

Date (must be pre-application submission)

14/05/2026

Details of the pre-application advice received

Should we wish to retain the fencing we should submit a planning application.

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?

E.g. All the land is owned by a single individual

☒ 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

William

Surname

Harding

Declaration Date

01/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

William Harding

Date

09/06/2026