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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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

mrs

First name

laura

Surname

bibby

Company Name

Address

Address line 1

Gatehouse Farm Gatehouse Lane

Address line 2

Address line 3

Town/City

Goddards Green

County

West Sussex

Country

United Kingdom

Postcode

BN6 9LE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The site consists of a large detached dwelling set well back from the public highway. The property is partly screened by established hedging along the front and western side boundaries, which helps obscure views from Gatehouse Lane. The proposed garage would be located to the front of the property, within the south-western corner of the plot. It would feature a modest and traditional pitched gable roof design, utilising oak timber framing and clay roof tiles to reflect the style of the main dwelling and contribute positively to the rural character of the area.

The garage will contain a double parking bay on the ground floor and a home office with a W.C./shower room on the first floor, served by rear-facing Velux roof windows. Access to the upper floor will be provided internally via a staircase with adequate provision for the installation of a stairlift, ensuring the space remains accessible to the disabled applicant. To facilitate this, the building will require a slightly deeper footprint to retain adequate garage space while accommodating inclusive access requirements.

The proposed building, by its scale, materials, and positioning, is designed to be incidental to the main dwelling and not to dominate or detract from the existing street scene. Its location to the side of the principal elevation ensures that the main façade of the dwelling remains visible, thereby preserving the established character and rhythm of built form along this informal and rural section of Gatehouse Lane. This area is characterised by detached properties of varying architectural styles and plot arrangements, reinforcing the proposal's acceptability within its context.

The proposed development is sensitively designed and sited to respect the privacy and amenity of neighbouring properties. Given the generous separation distances and existing screening, the garage will not result in overlooking, overbearing impacts, or a loss of amenity for nearby occupiers.

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:

The garage was demolished in 2024 by previous owners, it was made up of black timber wood and red brick

Proposed materials and finishes:

External Materials and Finishes: The proposed garage and office structure will utilise materials in keeping with the 1920s farmhouse style of the main dwelling. External materials and finishes will include: Walls: Red brick to match the existing property (type: traditional clay, colour: deep red, finish: smooth) Structural frame and detailing: Exposed oak beams and framing (type: seasoned oak, colour: black finish: lightly oiled to preserve natural appearance) Roofing: Plain clay tiles to match the main house (colour: weathered red) Roof windows: Velux-style rooflights (finish: black or dark grey aluminium frame) Garage doors: Timber up-and-over door (type: oak or oak-effect, finish: stained to match framing) All materials have been selected to harmonise with the existing property and enhance the visual character of the site.

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

Ref 1: plans

Ref 2: Access statement

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

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
- ☒ No

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
- ***** REDACTED *****
- First Name
- ***** REDACTED *****
- Surname
- ***** REDACTED *****
- Planning Portal Reference: PP-13961495

Re: Pre-application DM/24/2382

Date (must be pre-application submission)

28/10/2024

Details of the pre-application advice received

The property is located outside the extended built up area boundary of Burgess Hill, which was extended for the Brookleigh Development which is under construction. The land around the dwellinghouse has also been granted planning permission for the erection of 5 No. dwellings which will result in the demolition of the existing garage for the property.

The property consists of a large detached dwelling set back from the highway with front and western side boundary hedging, which partly obscures the property from wider views along Gatehouse Lane from the west. The proposed garage would be located to the front of the dwelling within the south-western corner of the curtilage of the property and would have simple appearance with a pitched gable roof and would be constructed in timber and roof tiles. The garage would consist of a double garage on the ground floor with an office and W.C./shower room within the roof which would be served by rooflights (velux windows). The first floor would be accessed internally by a lift and/ or stairs, which will require a larger depth footprint of the building to facilitate this and to maintain a double garage space on the ground floor.

Given the proposed simple incidental appearance of the building and that it would be positioned to the side of the facade of the dwelling, it would not result in a prominent and out of keeping addition to the streetscene and would maintain views of the front of the dwelling. The locality at present is also characterised by detached dwelling of varying designs and forms positioned sporadically along the highway, which contributes to the rural and informal character of the highway, and the position of a garage to the front of the property in this instance is not considered to be harmful to the character of the area. In addition to this, due to the distances to neighbouring properties it is also considered that the proposal would not cause harm to the amenities of neighbouring properties.

Following the meeting I have noted that there is an area of 1:30 flood risk along the front of the property, shown below. Due to this I would recommend that the proposed building and hardstanding is located outside of this area. Further information on flood risk and drainage can be found through the following link:

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

mrs

First Name

laura

Surname

bibby

Declaration Date

15/04/2025

☒ 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

laura bibby

Date

22/04/2025