



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

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

Mr

First name

Peter

Surname

Huxley

Company Name

Sytner Group Ltd

Address

Address line 1

2 Penman Way

Address line 2

Leicester

Address line 3

Town/City

Leicester

County

Leicestershire

Country

UK

Postcode

LE19 1ST

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Kevin

Surname

Conlon

Company Name

Axis 3 Design Ltd

Address

Address line 1

Unit 10 Athena Court

Address line 2

Athena Drive

Address line 3

Tachbrook Park

Town/City

Warwick

County

Country

United Kingdom

Postcode

CV34 6RT

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

Demolition of existing FM House buildings and development of new Porsche Centre for the sale and service of motor vehicles including workshop, parts storage, office accommodation and MOT testing facility.

Reference number

DM/23/2039

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

18/02/2025

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

Condition number(s)

2 - List of approved plans

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Unfortunately, this project has not been immune from the issues facing the motor industry. These, along with the cost realisation of meeting planning obligations has forced a re evaluation of the business case. The long and short of this is that we have had a hiatus whilst various options has been considered. The good news is that Sytner have decided to proceed with the investment on this site but do require changes to the scheme.

From a planning perspective the changes do not represent a major departure from the consented scheme. Changes can be summarised as follows.

1. Building footprint reduced by 297m2
2. First floor showroom area omitted.
3. Roof top car deck extended over showroom
4. Shorter main building reduces mass of building on the site.

The reasons for the changes are twofold. Firstly, to help with development cost and secondly to address a changing business climate where additional car storage is required rather than large showroom areas. Overall, the total built area, including the car deck is very close to that of the consented scheme. The overall proposal is 76m2 smaller than the approved scheme. Showroom car display is reduced from 30 to 12 and car storage parking has a net increase of 21 spaces.

The changes have a relatively minor impact on the elevations, we have maintained the parapet heights etc. exactly the same as the consented scheme. All other aspects of the consented scheme remain unchanged, This includes approved SuDS design, PV and air source heat pumps / Energy strategy. This application simply seeks to substitute revised proposal drawings to address minor changed to building plans and elevations.

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

Plans referred to in consideration of this application

Access Plan	P269-117
Landscape Strategy	P269-318
Existing elevations	21
Existing site plan	458-01
Existing floor plans	458-02
Existing floor plans	458-03
Existing floor plans	458-04
Location Plan	P269-LOC
Block Plan	P269-310
Proposed Site Plan	P269-311
Ground floor plan	P269-312
First floor plan	P269-313
Roof deck plan	P269-314
Proposed elevations	P269-315
Proposed elevations	P269-316
Comparative elevations	P269-317
Topographical survey	21569

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

email

Date (must be pre-application submission)

30/04/2025

Details of the pre-application advice received

Considering the proposed changes it was agreed we would pursue a twin track approach of submitting a S73 application to address minor changes to scheme and simultaneously submit condition submissions against the established consent.

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

Kevin

Surname

Conlon

Declaration Date

07/05/2025

☒ 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

Kevin Conlon

Date

07/05/2025