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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

3

Suffix

Property Name

Orchard House

Address Line 1

Hobdens Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Ardingly

Postcode

RH17 6SE

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

Easting (x)

534517

Northing (y)

129108

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Cox

Company Name

Address

Address line 1

Orchard House

Address line 2

3 Hobdens Lane

Address line 3

Town/City

Ardingly

County

West Sussex

Country

Postcode

RH17 6SE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Stuart

Surname

Mcvan

Company Name

Stuart McVan Associates

Address

Address line 1

1

Address line 2

Nursery Close

Address line 3

Town/City

Tonbridge

County

Country

GB

Postcode

TN10 4JH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Construction of two storey and single storey extension, demolition of existing garage, solar panel installation, construction of proposed garage with office, front elevation window replacement and internal replanning.

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:

Roof

Existing materials and finishes:

Pitched roof - Interlocking large format concrete tiles. Colour: grey/brown. Garage roof - 3 layer felt. Colour: dark grey. Car port- Flat roof: 2 layer translucent polycarbonate sheeting over timber frame.

Proposed materials and finishes:

Pitched roof - Interlocking large format concrete tiles. Colour: grey/brown. Pitched roof (shallow) plus vertical surfaces - Kent peg clay plain tiles 265 x 165mm. Colour: dark terracotta. Garage roof - Elastomeric roof sheeting placed on decking on firrings, set at 1:80 fall to drain. Colour: mid grey. Junctions Code 5 lead.

Type:

Windows

Existing materials and finishes:

Front elevation - Mix of proprietary uPVC and softwood. Colour: white Rear elevation - extruded aluminium. Colour: Anthracite

Proposed materials and finishes:

Front elevation - Bespoke to style matched to those recently installed in extruded aluminium. Colour: Anthracite

Type:

Walls

Existing materials and finishes:

Facing brick: Multi burnt brown stocks. Colour: Brown/black

Proposed materials and finishes:

Facing brick: Multi burnt brown stocks. Colour: Brown/black

Type:

Doors

Existing materials and finishes:

Front entrance - Proprietary hardwood. Colour brown (painted) white. Side & rear entrances - Bespoke extruded aluminium. Colour: Anthracite (PPC) Rear garden entry - Bespoke sliding casement: extruded aluminium Colour Anthracite (PPC) Garage vehicle door - Vertical opening sliding (up/over) Galv. steel. Colour: White painted.

Proposed materials and finishes:

Front entrance - Composite structure with external surface with 100mm oak cladding. Garage vehicle door - singel leaf sliding (up/over) sprung mechanism in steel base with 100mm oak cladding. Internal doors - 40mm thk proprietary doors to received paint finish. Garage fire door - 44mm thk solid core fire rated to FD.30. Paint finish Colour: white.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing garage forms the East boundary, constructed by single skin brickwork. (see wall materials) Orchard House and no 2 are separated by a 1.2m high timber fence. Wicket type 1m. high timber fence to drive to be retained.

Proposed materials and finishes:

Reconstructed garage in brick/block cavity wall, faced in stocks to match existing. Orchard House and no 2 will be separated by a new 1.2m high timber fence.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Drive - Golden gravel Brick margin at end of drive

Proposed materials and finishes:

Drive (width extended by 1m. west) - Golden gravel rolled into bitumen base. Brick margin extended to new drive width.

Type:

Lighting

Existing materials and finishes:

Circular lamp in car port ceiling. Lamp adjacent to existing front entrance door.

Proposed materials and finishes:

Wall lamps each side of garage front. Ceiling lamp above new front entrance. Wall lamps each side of new entrance. Fence lamps (2) at end and half way along drive.

Type:

Other

Other (please specify):

Ground treatment

Existing materials and finishes:

Mixture of large paving slabs (mid grey) and block paving (red/black)

Proposed materials and finishes:

See Landscape Plan 2095-13. York stone slabs to form entrance step. Random concrete paving to proposed front terrace. Colour grey brown
New low brick wall with concrete coping to define to garden. Granite setts cobble stones defining each end of terrace area.

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

2095/DAS/0426 - Design and Access Statement
2095-01 - Site and Location Plans (A3)
2095-10 - Existing Plan and Elevations (A1)
2095-11 - Proposed Ground and first floor and Roof Plans (A1)
2095-12 - Proposed Plans and Sections (A1)
2095-13 - Proposed Landscaping Plan (A3)

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.

Please see Landscaping Plan. 2095-13

One fruit tree to be removed marked T1 (Cat C).

Unaware of any trees within adjacent property (2 Hobdens Lane) that are within falling distance of development of Orchard House

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

☒ Yes

☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Please see Landscaping Plan. 2095-13

One fruit tree to be removed marked T1 (Cat C).

A number of bushes and shrubs of various species are to be removed and repositioned, as a result of widening the drive.

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:

Please see Landscaping Plan 2095-13

This shows the drive and drive entrance to be widened by 1m.

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

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

Mcvan

Declaration Date

03/05/2026

☒ 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 Mcvan

Date

03/05/2026