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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

Crabtree

Address Line 1

Copyhold Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Cuckfield

Postcode

RH17 5ED

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

Easting (x)

530525

Northing (y)

123335

Description

Applicant Details

Name/Company

Title

Mr

First name

Marek

Surname

Robertson

Company Name

Address

Address line 1

Crabtree

Address line 2

Copyhold Lane

Address line 3

Town/City

Cuckfield

County

Country

United Kingdom

Postcode

RH17 5ED

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

ERECTION OF A NEW DETACHED GARAGE WITH ACCOMMODATION OVER FOLLOWING DEMOLITION OF EXISTING DETACHED GARAGE.

Reference number

DM/23/0904

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

13/03/2024

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

Condition number(s)

2

Has the development already started?

- ☒ Yes
- ☐ No

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

18/03/2024

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

The existing garage was totally destroyed in a fire December 3rd last year, probably the result of an electrical fault, so the site was cleared on March 18th this year as part of an insurance claim. The insurance company only settled our building claim in August, when we were able to get back in touch with two oak frame building companies who had provided us quotes.

We were then told by both builders that our approved architect's design did not allow for sufficient beam sizes, insulation and vehicle bay height. This meant that we would have less space and headroom on the first floor than anticipated. This first floor accommodation is intended to be used by our disabled daughter, who could live there in proximity to us for safeguarding but with a degree of independence.

We are therefore asking for permission to build a half-storey first floor rather than the 'loft conversion' design on DM/24/0904. This would add approximately 1.2 metres to the height of the building on the same block plan.

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

Condition 2:

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

We wish to vary the height of the proposed garage from 5672mm on the current plans to 6692mm as per the attached new set of plans.

There are also minor design changes with respect to the space above the porte cochere for efficiency considerations, which enables a reduction in the number of pairs of dormer windows from 3 to 2.

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

Planning Query re: DM/23/0904

Date (must be pre-application submission)

30/09/2024

Details of the pre-application advice received

The principle for the works has been established, and depending on the size of the additional height I would say it is unlikely we would have concerns presuming that it is not a significant increase in height.

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

Marek

Surname

Robertson

Declaration Date

07/12/2024

☒ 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

Marek Robertson

Date

07/12/2024