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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

Stable Cottage

Address Line 1

Lindfield Road

Address Line 2

Address Line 3

West Sussex

Town/city

Ardingly

Postcode

RH17 6TS

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

Easting (x)

534880

Northing (y)

129246

Description

Applicant Details

Name/Company

Title

Ms

First name

Lindsey

Surname

Green

Company Name

Address

Address line 1

Stable Cottage

Address line 2

Lindfield Road

Address line 3

Town/City

Ardingly

County

West Sussex

Country

Postcode

RH17 6TS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Single storey garden room extension incorporating a glazed link to the existing dwelling and new canopy roof over front entrance door

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:

Brick facing external walls and black painted horizontal timber cladding.

Proposed materials and finishes:

Low level brick plinth with horizontal timber cladding for garden room and flat roofed extension. Oak posts and braces for roof canopies over front door and garden room. Glazed link between existing dwelling and proposed garden room.

Type:

Roof

Existing materials and finishes:

Plain clay tiles with bonnet hip tiles.

Proposed materials and finishes:

As existing on pitched roofs over garden room and front door canopy. Glazed roof panel for glazed link. Lead flat roof over bedroom extension.

Type:

Windows

Existing materials and finishes:

Painted timber casement windows with glazing bars on existing dwelling.

Proposed materials and finishes:

Contemporary black aluminium-framed casement / tophung windows on proposed garden room and flat roof bedroom extension. Contemporary minimal framing rooflight in proposed garden room. All other existing windows to remain as existing.

Type:

Doors

Existing materials and finishes:

Painted timber framed doors on existing dwelling.

Proposed materials and finishes:

Contemporary black aluminium-framed sliding glazed doors on proposed garden room. Glazed door within link. All other existing doors to remain as painted timber framed doors.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Brick party wall and timber fence along boundary facing public footpath.

Proposed materials and finishes:

As existing

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

783_01A Site Location Block Plans
783_02 Existing GF Plan
783_03 Existing Elevations
783_04 Existing Elevations
783_05 Proposed GF Plan
783_06 Proposed South Elevations
783_07 Proposed West Elevations
783_08 Proposed Elevations
2025 0130_783 Design Access Heritage 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 *****

Reference

DM/24/2135

Date (must be pre-application submission)

03/09/2024

The pre-application feedback by the planning officer accepted the principal of development, however it was recommended amending the scheme in light of the Conservation officers comments.

The Conservation officer's feedback was :

- The roof canopy extension over the front door to the south was not appropriate due to the loss of the characterful catslide roof, and failed to read as an obvious addition.
- The glass link was accepted as it allowed a visual separation between existing and proposed. However it would be preferable to move the position to set against the wall, to minimise visual impact.
- The traditional appearance of the proposed pavilion was appropriate but the asymmetric roof form was a concern due to creating an unbalanced appearance.
- The proposed elevation treatment should be sympathetic to the context.

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

David

Surname

Jenkins

Declaration Date

30/01/2025

☒ 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

David Jenkins

Date

30/01/2025