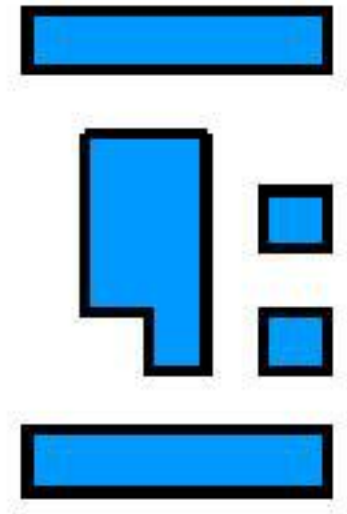




Planning Statement June 2025
Little Hickstead Farm, Hickstead Lane, Hickstead, RH17 5NT

Certificate of Lawful Development Application for Existing Use
Extension of existing ancillary accommodation into adjacent garage building including
small single storey link extension.



1. The Site:

The site comprises a large 7 ha agricultural holding, mainly in equestrian use, on the southern side of Hickstead Lane, immediately west of the main residential core of the village. Within the site are a number of buildings, including the main dwelling, a separate annexe, garden building, stables and machinery store, along with paddocks and a large pond. This application is for a Certificate of Lawful Development for an Existing Use, in excess of 10 years, for the extension of the original ancillary accommodation into the adjoining detached garage including a small single storey link extension.

2. Relevant Planning History:

November 2006 - Planning permission for a detached garage was granted (06/02026/FUL). This permission was not implemented.

26th March 2007 - Planning permission was granted for the conversion of the existing/original garage into ancillary accommodation (07/00207/FUL).

10th December 2009 – An extension of time to planning permission 06/02026/FUL for a detached garage was granted (09/03211/EOT) subject to compliance with the following conditions:

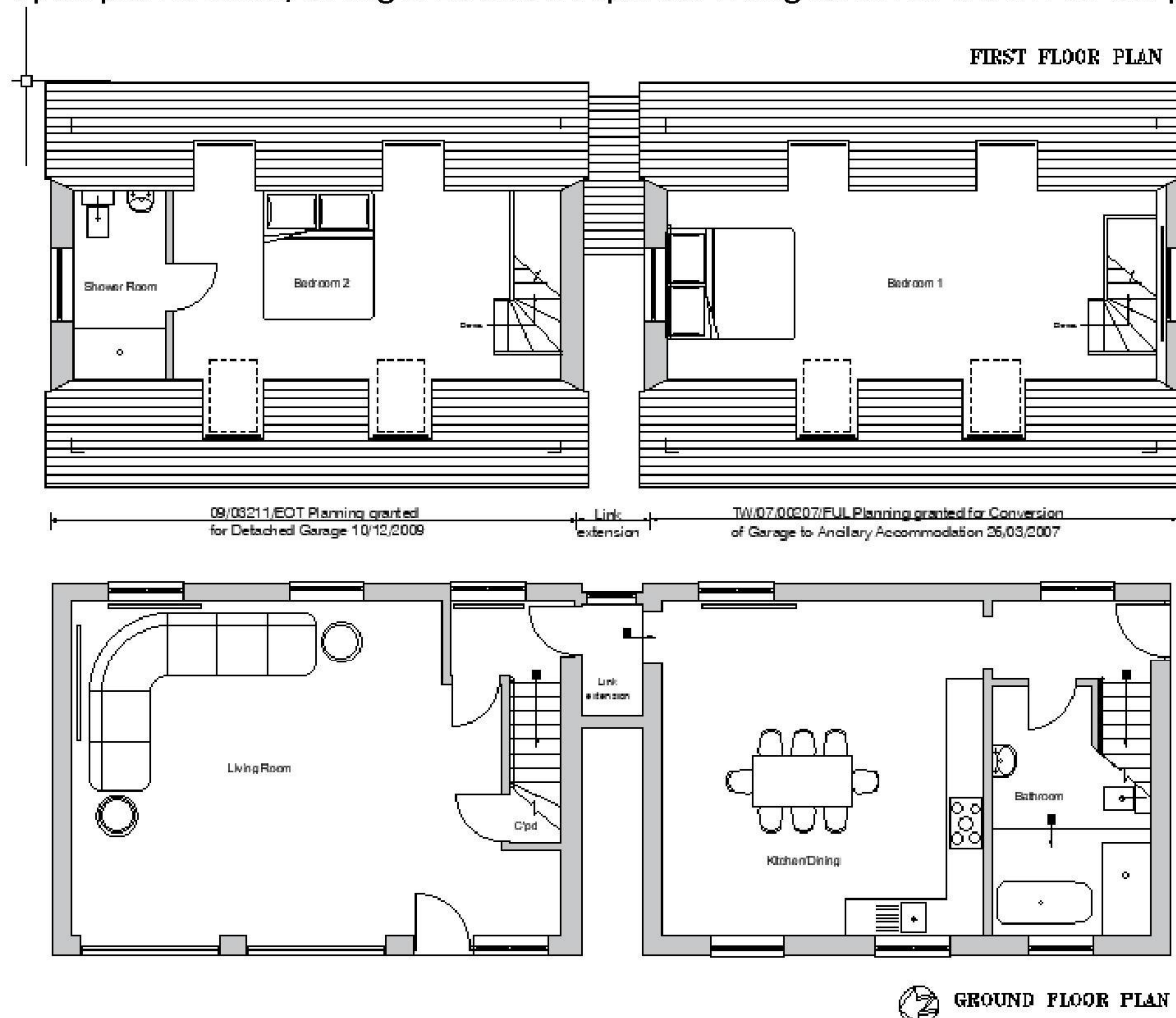
- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.*
- 2. No development shall be carried out unless and until samples of materials & finishes to be used for external walls and roof of the proposed building have been submitted to & approved by the Local Planning Authority.*
- 3. The building shall be used as a private domestic garage in connection with Little Hickstead Farm, Hickstead Lane, Hickstead only and for no other purpose.*



3. Application Details:

The existing ancillary accommodation was originally a detached garage (Building 3 above) and the conversion was undertaken by the previous site owner, David Rogers, and completed in 2010 under planning approval 07/00207/FUL. This original ancillary accommodation comprised one bedroom, a bathroom and an open plan kitchen/dining/living area. The Applicants daughter (Suzanne Harrison-Turnock) & her husband (Paul Turnock) have lived in this ancillary accommodation since the family purchased the property in 2010.

The adjacent detached garage building (Building 5 above) was built in 2012/2013 by the Applicant under planning approval 09/03211/EOT. The building was immediately occupied by the Applicants daughter & her husband as ancillary accommodation and joined to the existing Annex via a link extension (Building 4 above). These works were undertaken to provide a larger home comprising two bedrooms with one ensuite shower room, a bathroom and an open plan kitchen/dining area and a separate Living Room as shown on the plans below.



Please note that this application does not seek to create a separate, stand-alone residential unit it merely seeks to have the existing lawful use of ancillary accommodation recognised.

The following information has been submitted as evidence as part of this application:

Appendix 1

- Site photographs

Appendix 2

- Statutory declarations from the following
Stella Harrison (Applicant);
Suzanne Harrison-Turnock;
Paul Turnock

Appendix 3

- Statements from the Contractors Ransom Building Services from:
Sean Ransom
Karl Ransom

Appendix 4

- Invoices and receipts from Ransom Building Services for the build of the garage conversion annex building.

Appendix 5

- Quote and Receipt from Ransom Building Services for the link extension date April 10th 2013;

Appendix 6

- Drawing showing the Location/site plans and the 'as built' floor plans and elevations.

4. Legal Framework and List of Policies:

As this is an application to establish whether the buildings have been used as a single residential Annex it will be a legal decision and subsequently planning merits cannot be taken into account when considering this application.

Section 191 of the Town and Country Planning Act 1990 indicates that the burden of proof lies with the applicant. The relevant test is 'the balance of probability' and Local Planning Authorities are advised that if they have no evidence of their own to contradict or undermine the applicant's version of events there is no good reason to refuse the application provided that the applicants' version is precise and unambiguous to justify the grant of a certificate. This section also indicates that:

'if on an application under this section, the LPA are provided with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time the application, they should issue a certificate to that effect; and in any other case they shall refuse the application'.

Time limits for enforcement, England, are set out in Section 171B of the Town and Country Planning Act 1990

1) 'Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of ten years beginning with the date on which the operations were substantially completed.'

- 2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.*
- 3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.*
- 4) The preceding subsections do not prevent*
- a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect;*
- or b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach'.*

The above wording reflects changes to the time limits for enforcement action that came into effect on the 25th April 2024 as part of the Levelling Up and Regeneration Act 2023. Under the Levelling-up and Regeneration Act 2023 (Commencement No. 4 and Transitional Provisions) Regulations 2024, transitional arrangements have been clarified and provided any unauthorised change of use or operational development is substantially completed by 24th April 2024, then they would still become lawful after four years, i.e. by 24th April 2028, if not enforced against by the local planning authority. It is only such breaches that take place on 25th April 2024 onwards that would then be subject to the new ten-year period.

In light of the above, in this case the relevant time period relating an unauthorised change of use to a single dwellinghouse is four years.

5. Conclusion:

We consider that the information supplied with this application establishes on the balance of probabilities that the building built as a detached garage under planning approval 09/03211/EOT and the link extension have been used as ancillary accommodation, in breach of condition 3 of 09/03211/EOT, for a period in excess of 10 years up to the date of the LDC application. In respect of the recent amendments to the legislation in relation to concealment, we do not consider that this is a case of deliberate concealment. The current and former uses would have been evident to anyone visiting the site and although the matter would have represented a breach of planning control, simply using the land in breach of planning regulations and not informing the Local Planning Authority does not amount to deliberate concealment. Consequently, we respectfully request that a certificate for lawful use should be issued.

Appendix 1: Site Photos

Site Photos: External



South Elevation



East Elevation



North/West Elevation

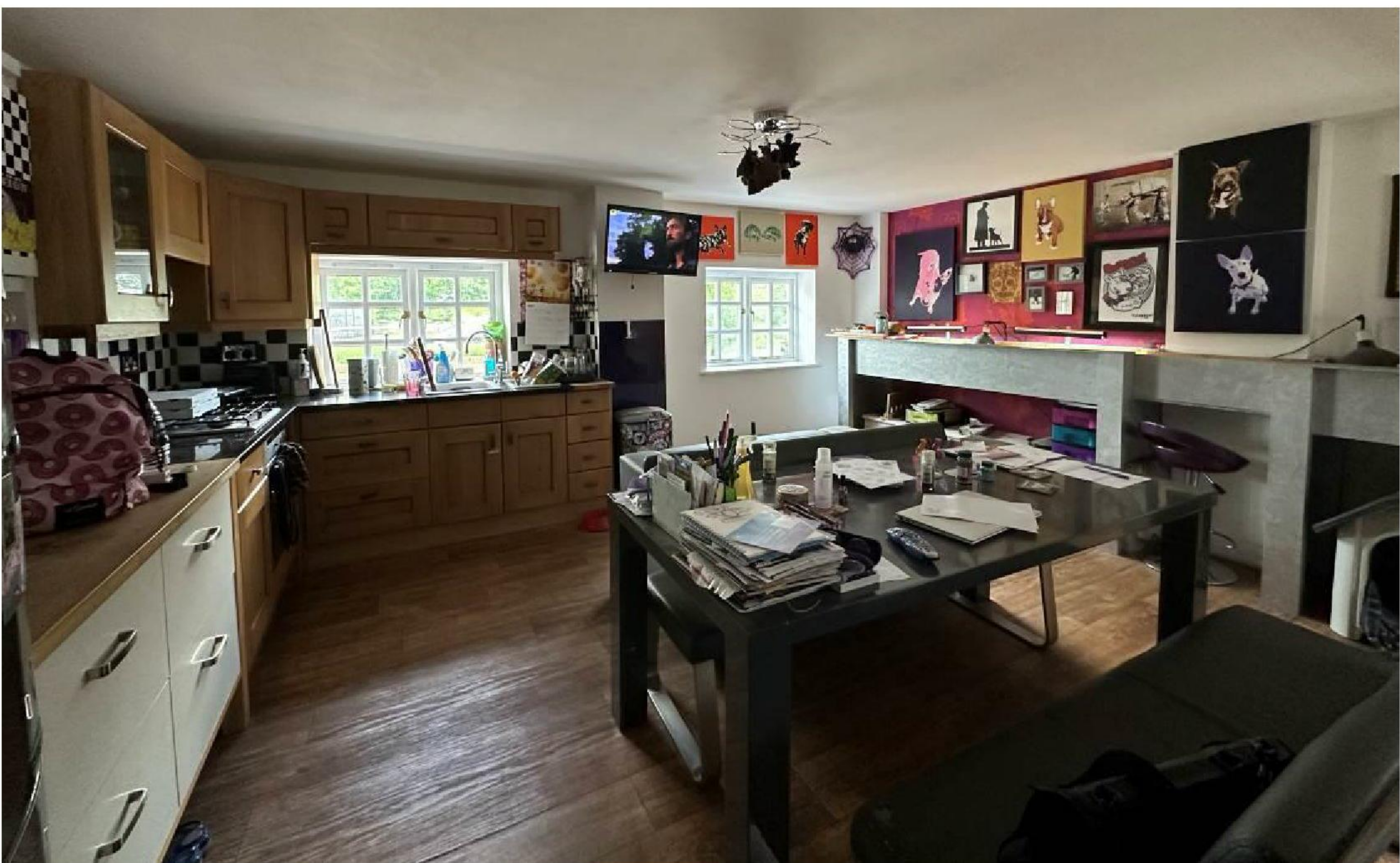


West Elevation

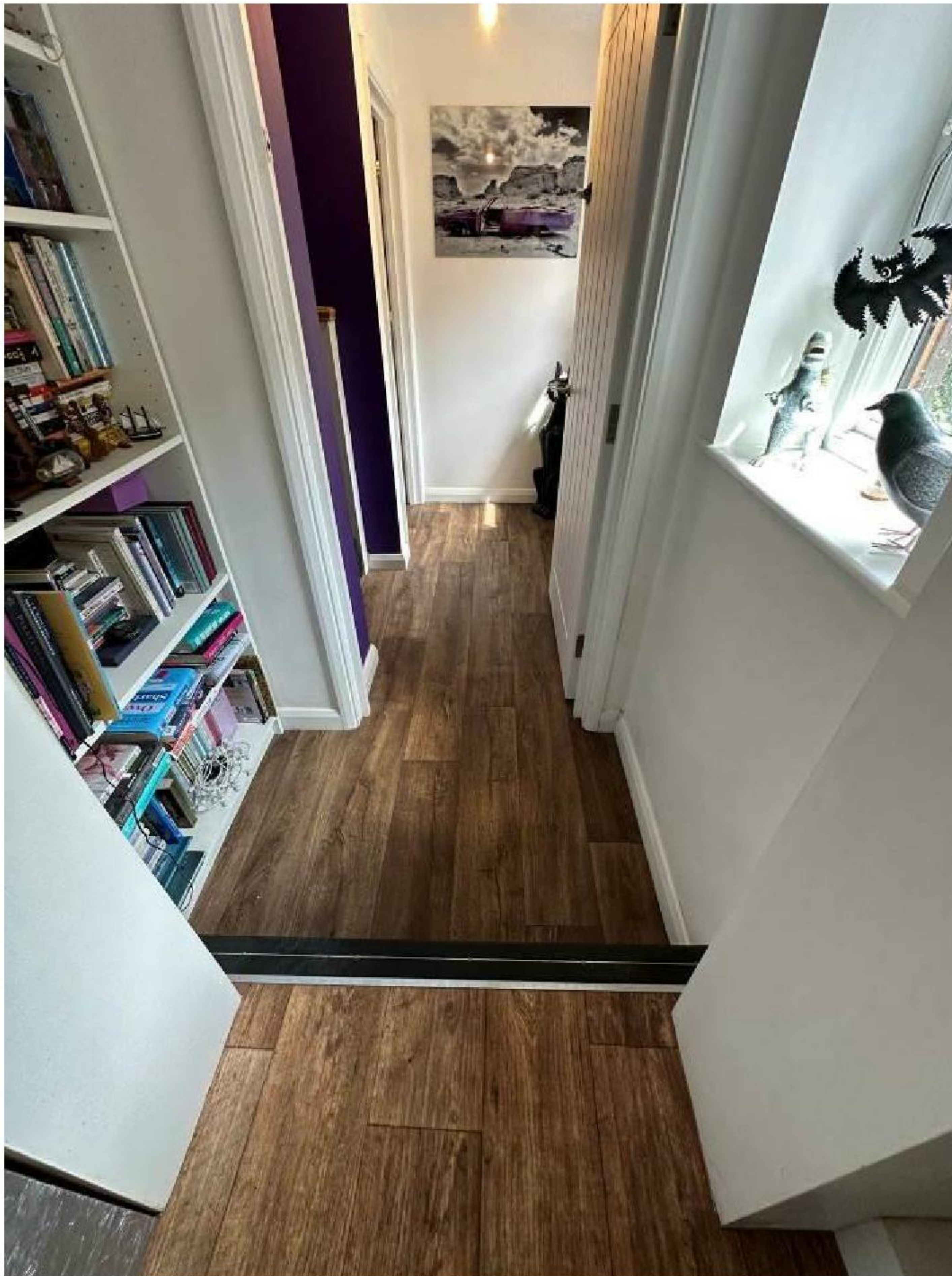
Site Photos: Internal



Living Room



Kitchen



Link Extension



Bathroom



Bedroom 1



Bedroom 2

Appendix 2: Statutory Declarations

Declaration by Stella Harrison

This statement relates to Detached Garage, Little Hickstead Farm, Hickstead Lane, Hickstead, RH175NT. Reference number 09/03211/EOT. It is to form part of an application for a lawful development certificate for the existing use of a building.

I, Mrs Stella Harrison, am the owner and occupier of Little Hickstead Farm, Hickstead Lane, Hickstead, RH175NT and was born on 15th July 1946.

I solemnly and sincerely declare that:

- 1 - Suzanne and Paul have occupied Detached Garage (reference number 09/03211/EOT) Little Hickstead Farm and have lived there since April 2013.
- 2 - The habitable space inside the detached garage was converted into a livable dwelling shown in yellow on the plan below in January 2013.
- 3 - Suzanne and Paul have continuously lived in it since April 2013 when it was linked to the original garage flat.



And I make this solemn declaration consciously believing the same to be true.

Signed:

[Redacted signature area]

Mrs Stella Harrison

Declaration by Suzanne Harrison-Turnock

This statement relates to Detached Garage, Little Hickstead Farm, Hickstead Lane, Hickstead, RH175NT. Reference number 09/03211/EOT. It is to form part of an application for a lawful development certificate for the existing use of a building.

I, Mrs Suzanne Harrison - Turnock am the occupier of Garage Flat, Little Hickstead Farm, Hickstead Lane, Hickstead, RH175NT and was born on 3rd December 1978.

I solemnly and sincerely declare that:

- 1 - I am the occupant of Detached Garage (reference number 09/03211/EOT) Little Hickstead Farm and have lived there since April 2013.
- 2 - I converted the habitable space inside the detached garage into a livable dwelling shown in yellow on the plan below in January 2013.
- 3 - I have continuously lived in it since April 2013 when it was linked to the original garage flat.



And I make this solemn declaration consciously believing the same to be true.

Signed:

[Redacted signature]

Mrs Suzanne Harrison-Turnock

Declaration by Paul Turnock

This statement relates to Detached Garage, Little Hickstead Farm, Hickstead Lane, Hickstead, RH175NT. Reference number 09/03211/EOT. It is to form part of an application for a lawful development certificate for the existing use of a building.

I, Mr Paul Turnock am the occupier of Garage Flat, Little Hickstead Farm, Hickstead Lane, Hickstead, RH175NT and was born on 29th April 1978.

I solemnly and sincerely declare that:

- 1 - I am the occupant of Detached Garage (reference number 09/03211/EOT) Little Hickstead Farm and have lived there since April 2013.
- 2 - I converted the habitable space inside the detached garage into a livable dwelling shown in yellow on the plan below in January 2013.
- 3 - I have continuously lived in it since April 2013 when it was linked to the original garage flat.



And I make this solemn declaration consciously believing the same to be true.

Signed:

[Redacted signature]

Mr Paul Turnock

Appendix 3: Statements from the Contractors Ransom Building Services



111 Framfield Road,
Uckfield
East Sussex
TN22 5AU

To whom it may concern,

I, Sean Ransom of Ransom Building Services Ltd built a new garage (Ref 09/03211/EOT) at Little Hickstead Farm. It was completed in January 2013 along with a connection in April 2013 to join the original building to the new building. The new garage included a large downstairs area leading to an upstairs room with an ensuite bathroom.

Regards,



111 Framfield Road,
Uckfield
East Sussex
TN22 5AU

To whom it may concern,

I, Karl Ransom of Ransom Building Services Ltd built a new garage (Ref 09/03211/EOT) at Little Hickstead Farm. It was completed in January 2013 along with a connection in April 2013 to join the original building to the new building. The new garage included a large downstairs area leading to an upstairs room with an ensuite bathroom.

Regards,



Appendix 4: Invoices and receipts from Ransom Building Services for garage conversion annex building


RANSOM
BUILDING SERVICES

111 Framfield Road,
Uckfield
East Sussex
TN22 5AU

Little Hickstead Farm,
Hickstead Lane,
Hickstead,
West Sussex

17 January, 2013

Extras

During the work carried out to the barns the following have been as an extra;

→ Construction, boarding and plastering of stud partitioning upstairs of the games room
Labour £125
Materials £136
Altering stud work to fit 8x cupboard lining, manufacturing 8x doors and the architraves
Labour £600
Materials £477
Hanging and glazing the 4x garage doors with locks and handles. The two bottom doors haven't had the handles and locks fitted due to the current state of the doors, and therefore haven't been accounted for in this)
Labour £450
Materials £210

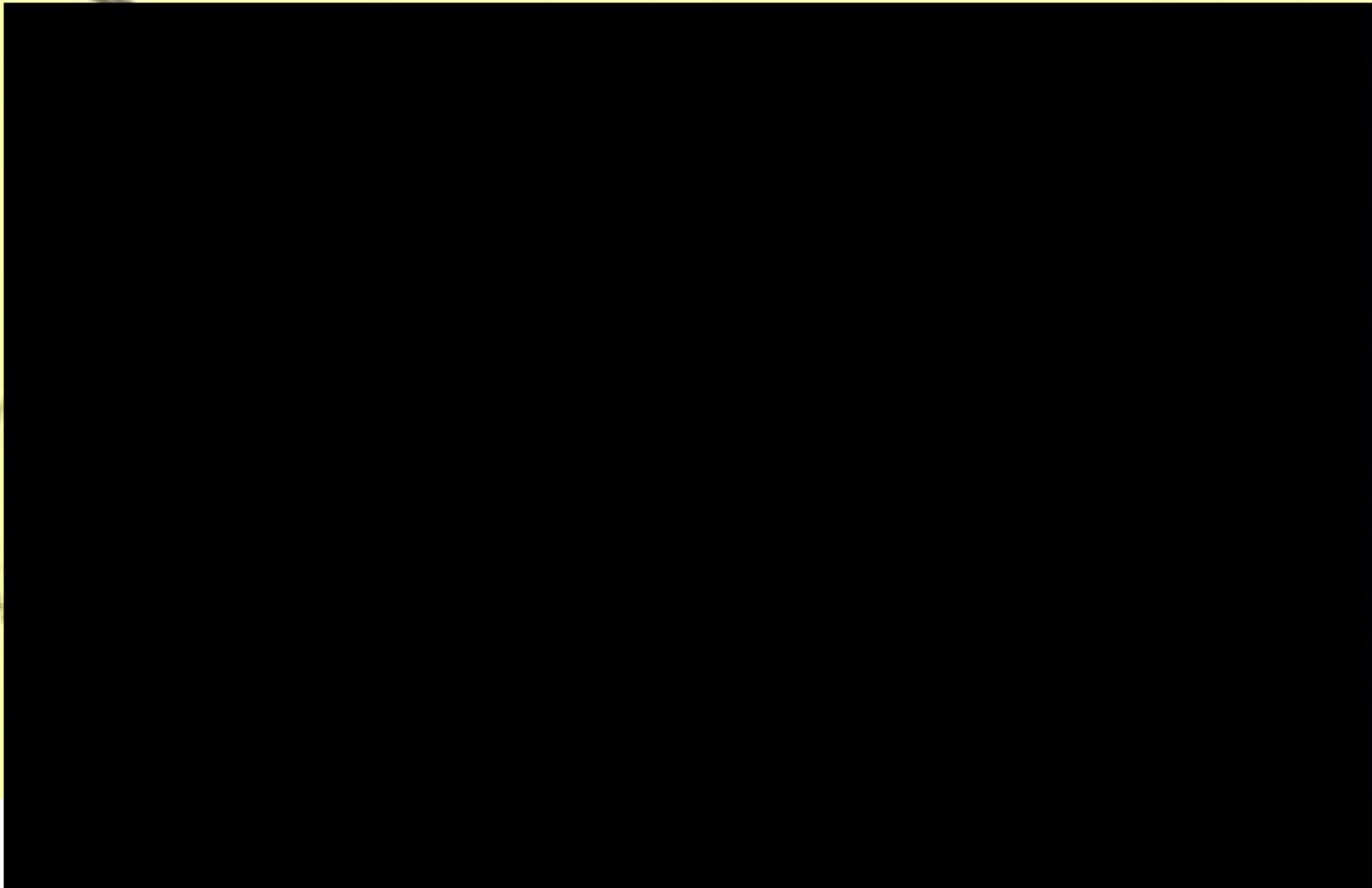
→ To supply and fit 1 extra suffolk door to the bathroom including lining handles and locks.
Labour £70
Materials £82

→ Labour for alterations to flooring and extra battening and ply due to the positioning of pipework and radiators for shower room.
Labour £120
Materials £80

Grand total: 

Many Thanks,

Karl Ransom



No.

To
Little Hickstead Farm
Hickstead Lane
Haywards Heath
RH175NT

Order Number _____

Oftec reg no C6915 email stephen.downs@talktalk.net

Quantity	Description	Unit Price	Total
	Hickstead Garage conversion		
	Supply and fit new stop tap to incoming mains supply (blue mdpe pipe in corner of garage)		
	Supply and fit 18 litre sealed expansion vessel		
	Supply and fit Auto air vent where necessary. Supply and fit Honeywell 2 channel programmer		
	Supply and fit new Honeywell room stat and 2x zone valves		
	please note garage to be plumbed in from existing boiler in next door garage please note combi boiler prioritize hot water demand i.e. if some one is have a long shower no heating		
	heating would come on in new garage conversion until hot water demand terminated.		
	run new 22mm cold main from corner of garage to unvented cylinder		
	into garage and insulate pipe to feed new unvented cylinder		
	Supply and fit new 150 litre indirect unvented cylinder with 25 year guarantee in garage.		
	Supply and fit 2x 600x1600 radiators to ground floor of garage.		
	Supply and fit 4x 600x 600 radiators to up stairs of garage under velux windows		
	Supply and fit lock shield valve to new radiators		
	Supply and fit new soil pipe to connect to drainage supplied by others		
	Supply and fit trvs to radiators		
	Run new pressure-relief discharge pipe trough garage wall and terminate with guard. At ground level.		
	2x 22mm copper flow and returns balanced cold supply to connect to new Shower room supply. Hot supply from unvented cylinder to connect into existing hot supply		
	Run hot and cold supplies in 22mm copper to new ensuite and flow and returns.		
	Wire up all new heating controls		
	Insulate new pipe work in garage		
	Fill new heating system pipe work with X400 flushing compound drain down and refill with X100 corrosion inhibitor		
	Supply and fit 22mm lever valve to isolate new cylinder		
	please note estimate for basic sanitary ware and standard shower tray with leg set only		
	any wall hung toilets wall hung semi pedestal basins low level type shower trays wetrooms		
	will be charged as extra estimate include first fix only of bathroom.		

Downs Plumbing
1 Homestead Cottage
Hurstwood Road
High Hurstwood
Uckfield
TN22 4BE

Invoice Page 1

Telephone
01825 732156
07834 468402

Paul
Little Hickstead Farm
Hickstead Lane
Haywards Heath
West Sussex
RH175NT

DOCUMENT No. 1035
DATE/TAX POINT 09/12/2012
ORDER No.
ACCOUNT No. HL001

Details

Net Amount

Interim payment for first fix plumbing and delivery of materials to site on new build garage.

2000.00 /

TERMS STRICTLY 14 DAYS

VAT Reg No: 921 7989 86

901E 040 0

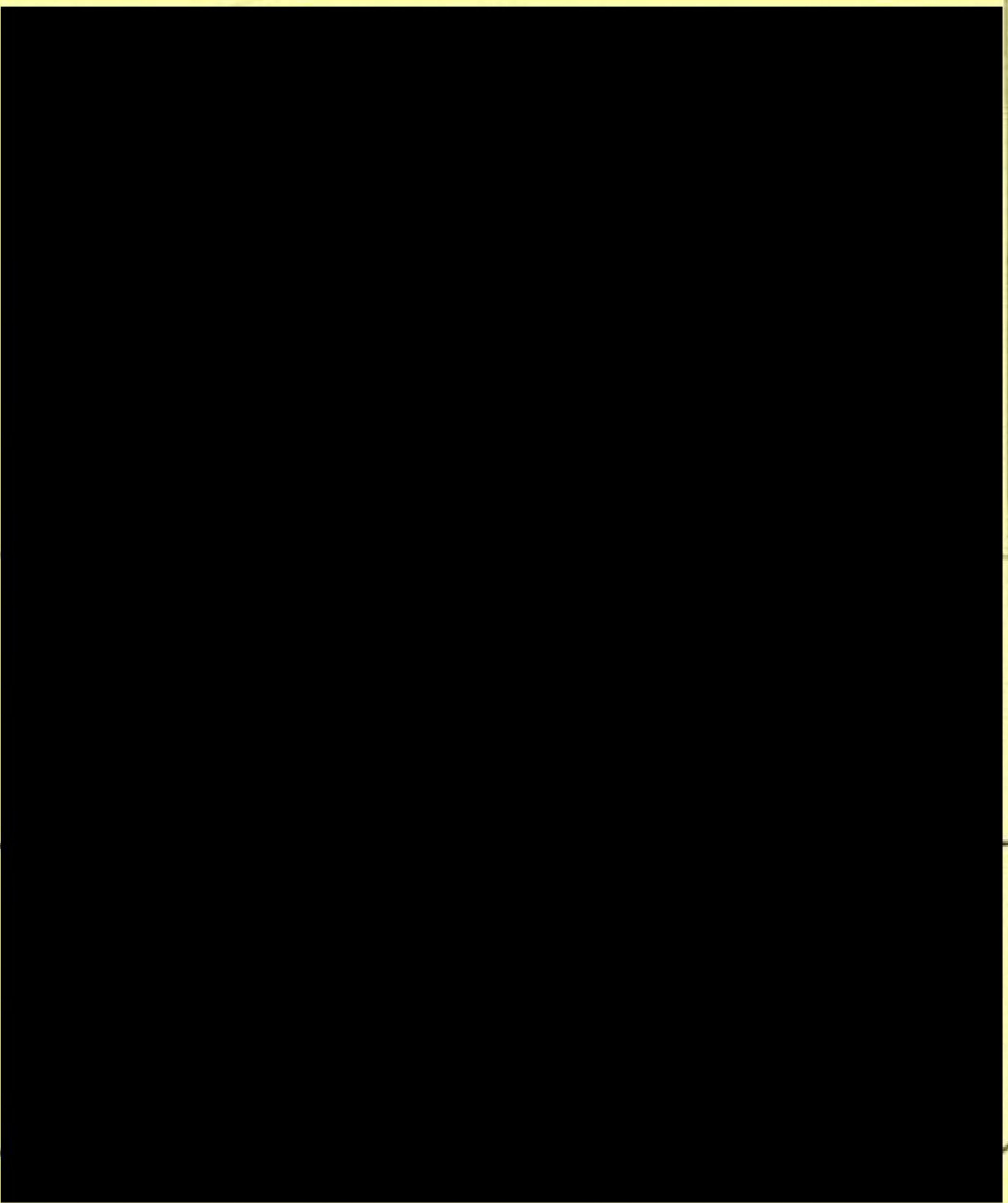
Downs Plumbing
1 Homestead Cottage
Hurstwood Road
High Hurstwood
Uckfield
TN22 4BE

Invoice Page 1

Telephone
01825 732156
07834 468402

Paul
Little Hickstead Farm
Hickstead Lane
Haywards Heath
West Sussex
RH175NT

DOCUMENT No 1123
DATE/TAX POINT 05/03/2013
ORDER No.
ACCOUNT No. HL001

Details	Net Amount
Interim payment for plumbing works carried out on garage conversion/new build	1000.00
	
TERMS STRICTLY 14 DAYS	
VAT Reg No: 921 7989 86	

SGE 000 3

Downs Plumbing
1 Homestead Cottage
Hurstwood Road
High Hurstwood
Uckfield
TN22 4BE

Invoice

Page 1

Telephone

01825 732156

07834 468402

Paul
Little Hickstead Farm
Hickstead Lane
Haywards Heath
West Sussex
RH175NT

DOCUMENT No.

1213

DATE/TAX POINT

02/06/2013

ORDER No.

ACCOUNT No.

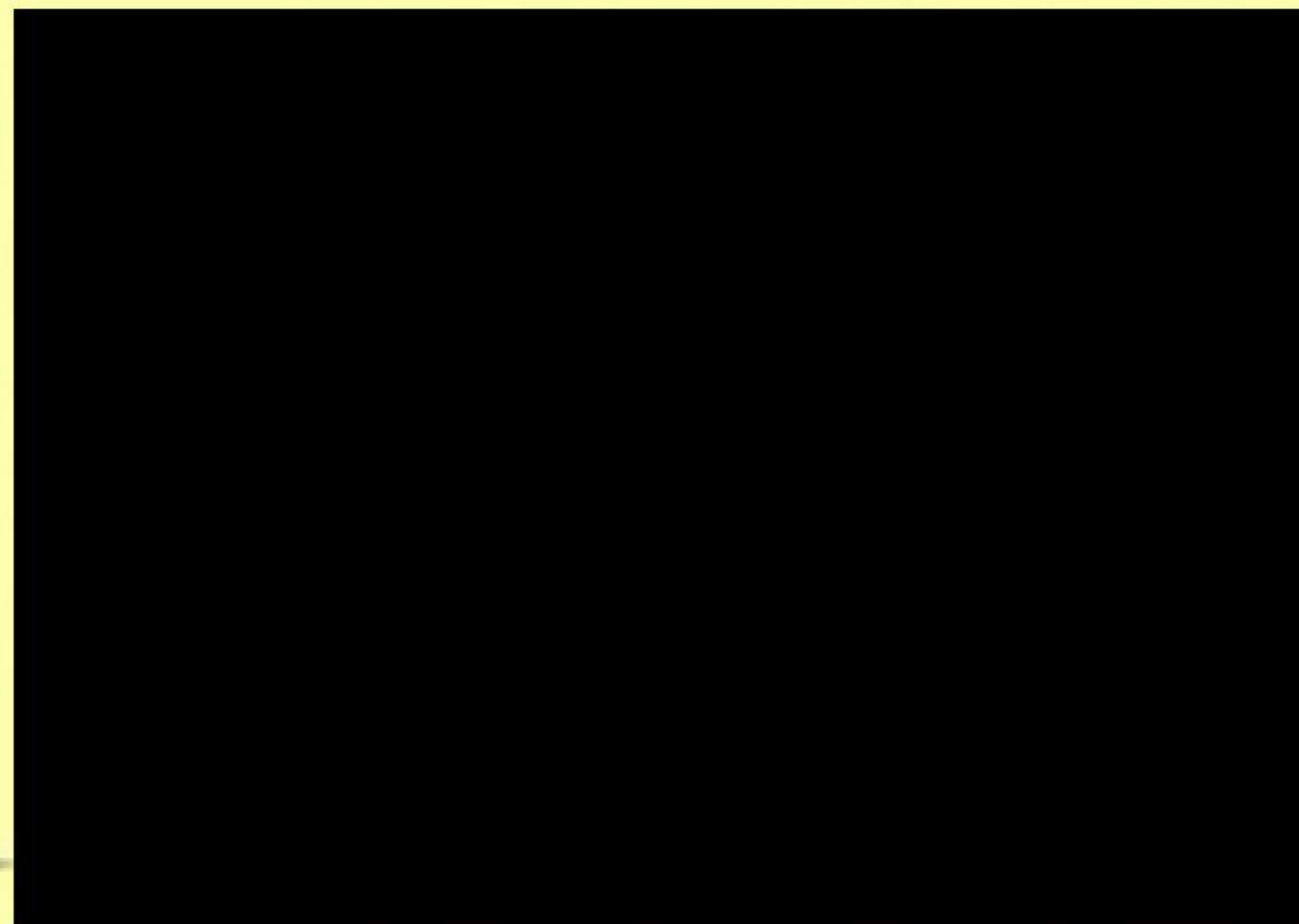
HL001

Details

Net Amount

Interim payment for plumbing works carried out for second fix of bathroom fittings
extras invoice to follow

500.00



NET

TERMS STRICTLY 14 DAYS

VAT Reg No: 921 7989 86

Payments can be made direct into our bank
account by BACS:
Account Number: 04971531
Sort Code: 09 01 50

VAT

GROSS



50E 040 10

ARCH'S

Bathshop321 Order: 19551

Monday 03/12/12

Date Placed: 27/11/2012 14:06:40 Date Paid: 27/11/2012 14:09:06 | BasketID: 87145

577230

Please ensure you check your goods thoroughly and within 24 HOURS OF RECEIPT. Please notify us ASAP of any damages, breakages or missing items.

Please note if you have ordered a bath, the legpack and fittings are in the cardboard tube. Please do not discard.

Paul Turnock
Little Hickstead Farm
Hickstead lane
Haywards Heath
West sussex
RH175NT
England

Tel: 07740421213

Mobile: 07740421213

Email: Pablo21@live

Product Name	Qty
Galaxia Close Coupled Toilet and Seat (Finish: Standard Seat)	1
Technik Wetroom Panels (Size: 760mm)	1
Stone Capped Low Profile 1400 x 900mm Rectangular Shower Tray Inc Waste (Tray Option: Just Tray And Waste Required)	1

Picking Codes

Code	Qty
1 GAL/SET/101/010, BEM/SEA/002/010	1
2 TEC/DEF/760	1
3 SSO	1
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	

Req

Del

Qty

Kg

Service

035

027

1

500

C TLEB

Con No.

Tracking No.

Col. Date

Del. Route

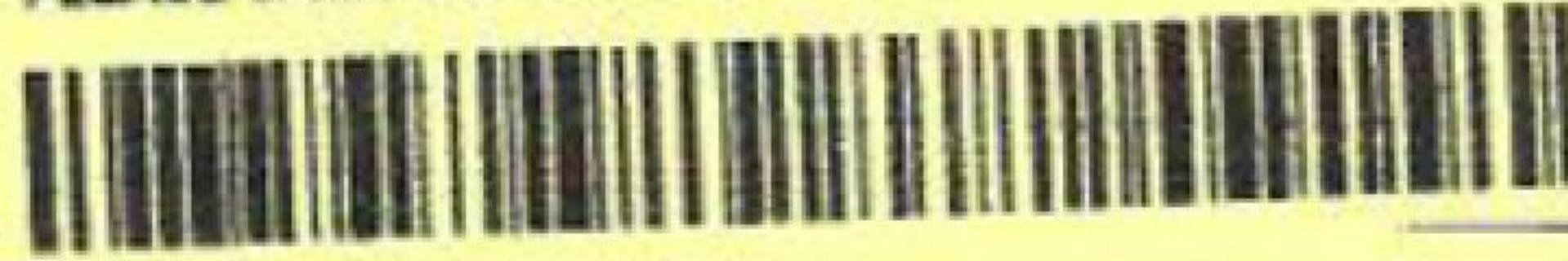
RH175NT

0350013709018

28/11/12

C & D

PLEASE CALL CUSTOMER WITH ETA



Downs Plumbing
1 Homestead Cottage
Hurstwood Road
High Hurstwood
Uckfield
TN22 4BE

Invoice

Page 1

Telephone
01825 732156
07834 468402

Paul
Little Hickstead Farm
Hickstead Lane
Haywards Heath
West Sussex
RH175NT

1254

01/09/2013

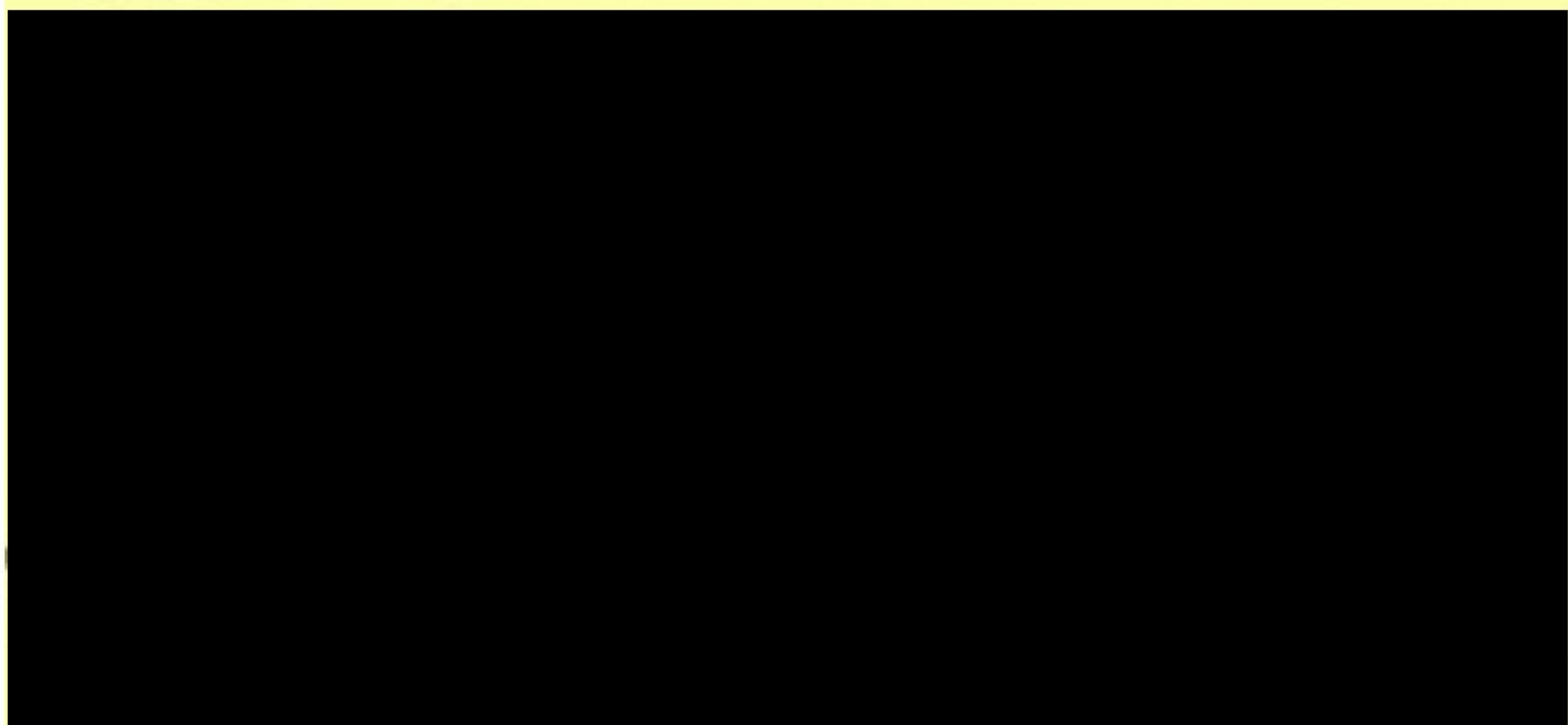
HL001

Details

Net Amount

Extras to supply and fit 600x800mm radiator to include valves. £190.00 plus vat . To fit
low level shower tray using 2 part flexible tile adhesive £155.00 plus vat second fix
bathroom £360.00 plus vat

705.00



TERMS STRICTLY 14 DAYS
VAT Reg No: 921 7989 86

Payments can be made direct into our bank
account by BACS:
Account Number: 04971531
Sort Code: 09 01 50

NET 705.00

VAT 141.00

GROSS 846.00

Downs Plumbing
1 Homestead Cottage
Hurstwood Road
High Hurstwood
Uckfield
TN22 4BE

Invoice Page 1

Telephone
01825 732156
07834 468402

Paul
Little Hickstead Farm
Hickstead Lane
Haywards Heath
West Sussex
RH175NT

DOCUMENT No. 1254
DATE/TAX POINT 01/09/2013
ORDER No.
ACCOUNT No. HL001

Details

Net Amount

Extras to supply and fit 600x800mm radiator to include valves. £190.00 plus vat . To fit low level shower tray using 2 part flexible tile adhesive £155.00 plus vat second fix bathroom £360.00 plus vat	705.00
--	--------

Downs Plumbing
1 Homestead Cottage
Hurstwood Road
High Hurstwood
Uckfield
TN22 4BE

Credit Note

Page 1

Telephone

01825 732156

07834 468402

Paul
Little Hickstead Farm
Hickstead Lane
Haywards Heath
West Sussex
RH175NT

DOCUMENT No.

678

DATE/TAX POINT

24/11/2013

ORDER No.

ACCOUNT No.

HL001

Details

Net Amount

credit note for second fix bathroom plumbing

-360.00

TERMS STRICTLY 14 DAYS

VAT Reg No: 921 7989 86

Payments can be made direct into our business
account by BACS:

Account Number: 04971531

Sort Code: 09 01 50

SGE 010 0

Appendix 5: Quote and Receipt from Ransom Building Services for the link extension



111 Framfield Road
Uckfield
East. Sussex
TN22 5AU

April 10, 2013

Little Hickstead Farm,
Hickstead Lane
Hickstead,
West Sussex
RH17 5NT

Estimate

Estimation for 2.2m x 1m building to join 2 existing buildings together.

Alter existing draining points away from position of new footings.

Dig footings to a depth of m and fill with concrete.

Build up block work with a DPC upto 2.4m filled with 100mm rockwool or 50mm Celotex.

Cut and pitch roof ensuring waste pipe is hidden within the apex of the roof structure.

Roof tiling labour is supplied as roof tiles are to be supplied by the customer.

Exterior is to be rendered to the same height as the existing buildings with feather edge weatherboarding continued upto roof eaves to match.

Window will be supplied and fitted into the back face of new building matching existing in style but will differ in width.

A 900mm cut out is to be made into the wall of annex into new building.

Floor will be laid with 75mm Celotex and screeded.

1x standard light pendant and switch is to be installed with 1 double power socket.

New walls to be plastered and reveals made good on the existing buildings.

Total £3895

Sincerely yours,





Adrian Harrison
Little Hickstead farm
Hickstead lane
Hickstead
West Sussex
Rh17 5nt

111 Framfield Road,
Uckfield
East Sussex
TN22 5AU

Invoice

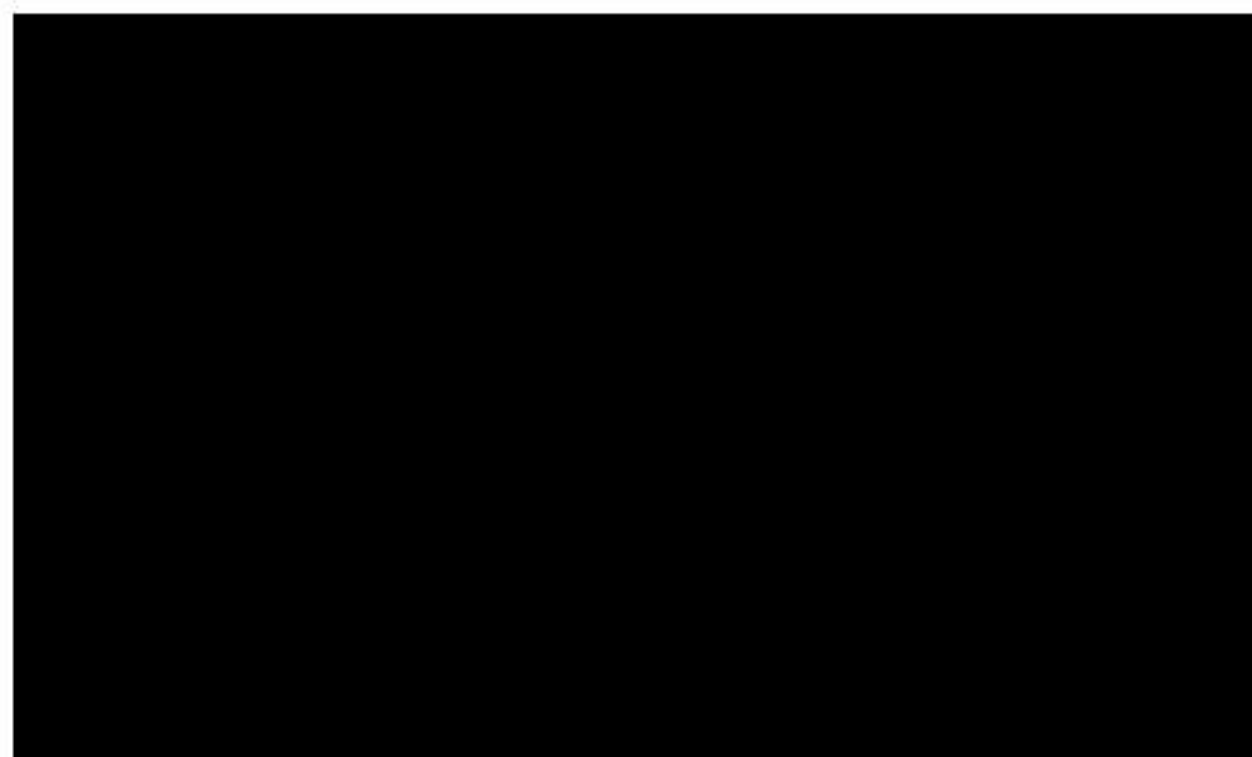
For work carried out joining the two barns together as described in quote

Plus extra work on existing raft step down.

Labour Total £3657 no vat

Many Thanks,

Sean Ransom



Appendix 6: Drawing LHF/2025/02 showing the Location/site plans and the 'as built' floor plans and elevations. (Pdf copy of LHF/2025/02 submitted with application)

