



Oaklands Road
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West Sussex
RH16 1SS

PP-14673825

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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	Hobbits
Address Line 1	Copyhold Lane
Address Line 2	
Address Line 3	West Sussex
Town/city	Cuckfield
Postcode	RH17 5EB

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

Easting (x)

Northing (y)

530954

123611

Description

Grid ref:

TQ 30957 23611

The property is no longer called Hobbits.
It is now known as Summer Lodge

Applicant Details

Name/Company

Title

Mr

First name

Lance

Surname

Smith

Company Name

Address

Address line 1

Summer Lodge

Address line 2

Copyhold Lane

Address line 3

Town/City

Cuckfield

County

West Sussex

Country

Postcode

RH17 5EB

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

KT24 5DD

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 self-build replacement, detached dwelling following demolition of the existing dwelling

Reference number

DM/25/1882

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

14/11/2025

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

Condition number(s)

Condition 2 - approved plans

Condition 5 – Natural England Demolition Licence

Condition 6 – Biodiversity Enhancement Strategy

Condition 7 – Foul and Surface Water Drainage

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The Section 73 application follows discussions with the case officer as a practical and proportionate mechanism to incorporate detailed hard and soft landscape scheme and proposals that include an open swimming pool and its associated small pool and plant house, a greenhouse, steps around the house, paths and tree planting. The application also provides supporting details to address Conditions 5, 6 and 7 of the original permission, which would otherwise have been required through separate discharge of condition submissions.

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

Condition 2

In accordance with H&S landscape plans:

L100 rev P03

L101 rev P03

L102 rev P03

Delete plan TPP/1/2025 and substitute, in accordance with amended Alastair Durkin Tree Protection Plan 2025/001/TPP/rev A

Condition 5 - the LPA is satisfied with the evidence of site registration supplied by Steph Murray (reg no: RC064) with site registration ref 12872A registered to use a Bat Mitigation Class Licence Return

Condition 6 - The development shall proceed in accordance with the Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by JW Biodiversity Management, 12/01/2026.

Condition 7 - The development shall proceed in accordance with the foul and surface water drainage and strategy as detailed on the engineering layout plan provided by HODEL Consulting Engineers Engineering Layout Plan (drawing 25187-HOD-XX-ZZ-DR-C-5100 revision P05)

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

phone call

Date (must be pre-application submission)

19/12/2025

Details of the pre-application advice received

The Section 73 application follows discussions with the case officer as a practical and proportionate mechanism to incorporate detailed hard and soft landscape scheme and proposals that include an open swimming pool and its associated small pool and plant house, a greenhouse, steps around the house, paths and tree planting. The application also provides supporting details to address Conditions 5, 6 and 7 of the original permission, which would otherwise have been required through separate discharge of condition submissions.

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

Lance

Surname

Smith

Declaration Date

02/02/2026

☒ 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

Philip Andrews

Date

03/02/2026