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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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Husband

Company Name

Address

Address line 1

Old Beech Farm

Address line 2

Staplefield Road

Address line 3

Town/City

Cuckfield

County

West Sussex

Country

Postcode

RH17 5HY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant 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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed swimming pool and associated pool house in garden of farmhouse, including removal of 1 no. cherry tree

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:

Proposed materials and finishes:

Oak cladding with red brick plinth below. Brickwork to match existing farmhouse.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Clay tile roof and ridge tiles to match existing farmhouse extension.

Type:

Other

Other (please specify):

Chimney

Existing materials and finishes:

Proposed materials and finishes:

Red brick chimney to match existing farmhouse.

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Timber windows with painted steel mullions to match existing farmhouse.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Dark grey painted steel bifold doors and single side-hung door to match existing farmhouse.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

Red brick retaining walls.

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

Existing drawings:

882_EX_100D_Existing Block and Location Plans

820_EX_102D_Existing Site Plan

820_EX_130D_Existing Sections

Proposed drawings:

882_PL_200J_Proposed Block and Location Plan

882_PL_202J_Proposed Site Plan

882_PL_220J_Proposed Pool House Elevations

882_PL_230J_Proposed Sections

Design and Access Statement:

882_Old Beech Farm_DAS_Part 1

882_Old Beech Farm_DAS_Part 2

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.

882_EX_102D_Existing Site Plan

882_ArboriculturalReportFinal_Pt1

882_ArboriculturalReportFinal_Pt2

L13163-OLD-BEECH-FARM-TOPO

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

T1 - 1 no. cherry tree to be removed

882_EX_102D_Existing Site Plan

882_PL_202J_Proposed Site Plan

882_ArboriculturalReportFinal_Pt1

882_ArboriculturalReportFinal_Pt2

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

DM/26/0864

Date (must be pre-application submission)

02/04/2026

Details of the pre-application advice received

Feedback received via email on 02/06/2026. See Design and Access Statement (Part 2) for full comments. Summary below.

Grade II listed farmhouse and barn on the site are noted as an important example of a farmstead with both elements surviving.

Although the introduction of domesticating features such as swimming pools in the setting of a historic farmstead may be considered to detract from its value, the existing hard surfacing on this site means that in this case, this is not true. The proposal has potential to even enhance the setting of the historic farmstead. The area of the site where the proposed swimming pool and pool house are to be situated is already domestic in nature, partly due to the existing tennis court adjacent, and the current materiality detracts from the character of the site.

Subject to detail of the design and materials, a swimming pool and pool surround should not adversely affect the existing character of the garden. The modest size of the pool house and use of existing levels to reduce its bulk reduce its potential impact. Again, subject to detail, this aspect of the proposal was not considered contentious.

It was recommended to provide a detailed hard and soft landscaping scheme to demonstrate how the proposal will soften and screen the development to help integrate it into the existing gardens. This is included in this application.

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?

E.g. All the land is owned by a single individual

☒ 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

Ms

First Name

Joanna

Surname

Saady

Declaration Date

26/08/2026

☒ 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

Joanna Saady

Date

26/08/2026