



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1
Email: servicesupport@midsussex.gov.uk
www.midsussex.gov.uk

For Official use

App No:

Date Rec:

Fee:



Application for a Lawful Development Certificate for a Proposed Use or Development

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

5

Suffix

Property Name

Address Line 1

The Dell

Address Line 2

Address Line 3

West Sussex

Town/city

Cuckfield

Postcode

RH17 5AD

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

Easting (x)

530372

Northing (y)

125070

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Construction of a 5.85m x 3.30m extension including excavation and concrete to foundations; construction of brickwork walls and flat roof with lantern; roof drainage to tie in to existing; insertion of sliding patio doors and opening side window. Construction access via the existing driveway and side entrances.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposed alteration is in accordance with the existing consent and use class and therefore permitted development rights apply. The proposed rear extension would be assessed against Class A of Schedule 2 of the Town and Country Planning Act. The extension will be more than 2m from the boundary with a proposed maximum height of 3.9m. The opening side window will be opening at 1.7m above floor level and be clear glass as the neighbouring boundary wall is solid brickwork. The materials used in the extension will be of a similar appearance to the existing.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Existing estate was consented by 04/01551/FUL
Validation Checklist
Drawings TD/001 to TD/004

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed alteration meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Class A of Schedule 2 and condition 20 of the original consent for the estate under 04/01551/FUL.

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

HAH4292-3496-7064-7767

Date (must be pre-application submission)

28/04/2025

Details of the pre-application advice received

Many thanks for your pre-application enquiry from the 3rd of April.

The original consent for the estate under 04/01551/FUL states under condition 20:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or as amended in the future, no enlargement, improvement or other alteration of plots 7-10, 17-19, 39-42, 44-56 and 57-59 whether or not consisting of an addition or alteration to its roof, nor any other alteration to its roof, shall be carried out, (nor shall any building, enclosure, means of enclosure swimming or other pool be provided within the curtilage of the dwellinghouse without the specific grant of planning permission by the Local Planning Authority.

Reason: To preserve the appearance and character of the locality and to accord with Policy B1 of the Mid Sussex Local Plan and Policy DEV1 of the adopted West Sussex Structure Plan 2001-2016."

The original location plan appears to note the application dwelling as plot 33 and it therefore appears that the above condition does not apply to the application site.

It also appears in the original location plan of the site that the single storey rear projection to the rear of the dwelling is original and is not a previous extension.

The proposed rear extension would be assessed against Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as detailed below:

[redacted to fit within word count]

Where development meets the above criteria, a number of conditions must also be adhered to in order to be considered permitted development:

[redacted to fit within word count - full comments in attached doc]

The proposed rear extension is noted as having a maximum height of 3.7m and should the proposal be within 2m of the boundary, the eaves height as noted in criterion A.1(i) of 3m should not be exceeded in order to be considered permitted development.

In the case that the 3m eaves height is exceeded, the proposed extension would likely require planning permission. The proposed extension would appear subservient towards the existing dwelling whilst utilising matching materials. Furthermore, the side elevation windows would likely be obscured in their views towards the neighbouring sites by existing boundary fences. As such, it is not foreseen that any significant concerns would come forward as part of a planning 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

Interest in the Land

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Rachel Haffenden

Date

16/05/2025