



Planning Statement

Hamsland Dairy, Lewes Road, Horsted Keynes, Sussex,
RH17 7DY

Application to discharge pre-commencement conditions 3 & 5 relating to the Householder Planning Consent approval reference DM/23/0493, for 'Construction of a single-storey extension to the side elevation to form a double garage and a single-storey extension to the front elevation to form a porch. Erection of two single-storey extensions to the rear elevation to form additional accommodation and additional living space. Construction of an outdoor swimming pool to the south-east of the house and an adjacent pool house, with associated hard and soft landscaping.'

At

Hamsland Dairy, Lewes Road, Horsted Keynes, Sussex, RH17 7DY

Planning Statement

on Behalf of

Mr Simon Jones

July 2026

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1. Introduction

- 1.1 This is a Planning Statement prepared to accompany an application to discharge pre-commencement conditions 3 & 5 relating to the Householder Planning Consent approval reference DM/23/0493.
- 1.2 The application description reads as follows:

Construction of a single-storey extension to the side elevation to form a double garage and a single-storey extension to the front elevation to form a porch. Erection of two single-storey extensions to the rear elevation to form additional accommodation and additional living space. Construction of an outdoor swimming pool to the south-east of the house and an adjacent pool house, with associated hard and soft landscaping.'

2. Planning Conditions

- 2.1 The wording of the relevant conditions is as follows:

Condition 3

No development shall be carried out unless and until details of materials and finishes to be used for external walls, roofing and fascias of the proposed extensions and pool building have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Condition 5

Prior to the commencement of construction of any dwelling or building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

3. Conclusion

- 3.1 The information submitted herein are deemed to cover every aspect of the scheme, and provide the information required according to the wording of the conditions. Therefore, the documentation submitted herein will enable each condition to be discharged in full, allowing the works to lawfully commence.