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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

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

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The Building:

Erect a garden shed.. It would measure approximately 3m x 3m, have a dual pitched roof measuring less than 2.5m high at its highest point and be more than 1m. from a boundary.

In itself, the new shed would fall within the Permitted Development rules 2024 but requires planning permission given its being within the curtilage of a listed building.

(Please see attachments:

- a. Photo - Image of existing Shed. The new shed is to be modelled on this.
- b. Plan & elevations - New shed.

Location:

The shed is to be situated in the northeast corner of the garden, about a metre from the east side of the existing Office building and parallel to it.

It would be some 24 meters from the nearest point to the existing Barn building, (this would be the east end of the late 1990's extension,) or 30 meters measured from the nearest point of the original Barn building.

The shed will not give rise to access issues.

(Please see attached block diagram site plans:

- a. A current site plan.
- b. Site plan of the new shed's whereabouts in relation to The Barn, Office and existing shed.)

Sightlines:

- The far-right corner of the shed would be partially visible from the Barn though only through the sitting room window.
- Part of the front elevation of the shed might be visible from the nearest first and second story windows of Hammonds Place, a grade 2 listed building, though only from an oblique angle. Given the distance involved, this view would have no significance to that building.
- The shed would not be visible from London Road nor from the neighbouring house, Waterside.
- The shed will have no windows.

(Please see attached photographs

- a. View from the front of the new Shed location towards The Barn & Hammonds Place.
- b. View of the new Shed's location from The Barn sitting room window.

Changes since pre-application advice:

The above detail is unchanged from proposal submitted to the planning department in our request for pre-application advice. In its pre-application advice, the Planning Department made no recommendations for change, being of the opinion that the erection of the shed would (1) have only a fairly minor impact on the character of the setting of the barn and or the other listed buildings within the historic farmstead, (2) would not cause significant harm to the street scene, and (3) would not interfere with neighbours' enjoyment of property.

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:

Not applicable.

Proposed materials and finishes:

The shed is to be constructed of shiplap wood with a felt roof. We note that in its pre-application advice the Planning Department advised only that the proposed timber construction be stained to reflect the character of the existing Barn building. We confirm we are willing to finish the shed in black in keeping with the finish of said building. It will also match the existing shed which is also black.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
☒ No

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.

Trees exist on the boundary between the curtilage of Hammonds Barn and London Road. They are subject to a tree preservation order. Those within the Barn's curtilage have been recently reviewed. The attached photograph and block diagram show the relevant trees together with the sites of the proposed shed and existing Office building.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

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/24/2990

Date (must be pre-application submission)

07/12/2024

Details of the pre-application advice received

DM/24/2990: Hammonds Barn, London Road, Burgess Hill, West Sussex

The enquiry relates to constructing a shed at Hammonds Barn, which is a Grade II listed building.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out which works do not require planning permission, sometimes referred to as 'permitted development rights'. Class E of the Order sets out the criteria for outbuildings etc. within the curtilage of a house.

Under Class E, the following limits and conditions apply:

E.1 Development is not permitted by Class E if –

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building.

It is therefore my informal opinion that planning permission would be required for these works.

The current proposal is for the construction of a garden shed within the northeast corner of the garden to Hammonds Barn, adjacent to an existing modern office outbuilding.

Firstly, I would note that although the applicant suggests that the work may be permitted development in fact this is not the case- under Part 2 Class E.1 (g) of the GPDO the provision within the curtilage of a dwelling house of a building incidental to the enjoyment of that house is not permitted development.

However I would also note that the shed is modestly sized and discretely located, and as such will have only a fairly minor impact on the character of the setting of the barn and or the other listed buildings within the historic farmstead. I would not consider that a formal application for the proposal would be regarded as contentious, subject to detail.

Regarding design, the proposed shed appears to be of a modest size. Given this and the building heights proposed, it is my informal view that the proposal as presented would likely be considered subservient to the main dwelling. In my view, the proposed materials would reflect the traditional character of the area. Given the single storey nature of the proposal, and location of the proposed shed behind a mature hedge boundary, I would informally advise that the shed would not cause significant harm to the streetscene. It would be advisable that the proposed timber be stained to reflect the character of the existing barn.

It is therefore my informal opinion that, if a formal application were to be submitted for this proposal, it would likely be supported subject to the detail design of the scheme.

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?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Hammonds Barn

Number:

Suffix:

Address line 1:

London Road

Address Line 2:

Town/City:

Burgess Hill

Postcode:

RH15 9QJ

Date notice served (DD/MM/YYYY):

16/03/2025

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Ralph

Surname

Silver

Declaration Date

16/03/2025

☒ 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

Ralph Silver

Date

17/03/2025