



Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Switchboard: 01444 458166  
DX 300320 Haywards Heath 1  
Email: [servicesupport@midsussex.gov.uk](mailto:servicesupport@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

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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

Kevin

Surname

Cooper

Company Name

### Address

Address line 1

Broadhurst Stables

Address line 2

Broadhurst Manor Road

Address line 3

Town/City

HORSTED KEYNES

County

Country

United Kingdom

Postcode

RH17 7BG

Are you an agent acting on behalf of the applicant?

- ☐ Yes  
☒ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

We bought the property in March 2025. During the sale process, we identified that there are certain aspects of the property that may not be compliant with extant planning consents. We consider them to be minor and do not wish to change the property, but we do wish for the situation to be regularised so that we can ensure that the property is compliant. We hope that there will be no need for changes but will make any that are required.

The property has an interesting planning history. It is a stables conversion with a creative solution to obtain more space for a family home: build into the bank behind. Development took place (with permission) from about 2016. The property created was more extensive than the permission and retrospective planning consent was sought. It required the removal of certain of the features.

Permission also required that any changes to the property (even permitted developments) required planning consent because, while it is not listed, it is of historical significance. The reports also stress the need for the property to be harmonious with its surroundings and original use. We are the third set of owners since then and while, so far as I can tell, the original developer complied with the requirements following the refusal of retrospective consent, I believe that subsequent owners were unaware of the detail of the property's history and have made what they believed to be "permitted developments" that they were entitled to make.

These involve: removing landscaping from in front of the two windows in the bank and substituting decking in front of one of them; decking a larger area and adding a shingled section to the upper lawn than the approved plans allow; adding a woodburning stove and its flue, minor discrepancies between the stonework in the approved plan and that on the upper level; asphaltting a parking area that the plans said should be grasscrete and an absence of hedging on some boundaries.

As we were not involved in either the original development or any subsequent changes, unless we know it, dates given in response to questions in this application are approximate.

Has the work already been started without consent?

- ☒ Yes  
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed without consent?

- ☒ Yes  
☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

## 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:**

Vehicle access and hard standing

**Existing materials and finishes:**

Grasscrete/asphalt

**Proposed materials and finishes:**

The asphalt may be required to be replaced with grasscrete, as per the existing permission.

**Type:**

Walls

**Existing materials and finishes:**

Local quarry stone (as relevant)

**Proposed materials and finishes:**

Further local quarry stone may be required for additional walling, as per existing permission.

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

Broadhurst Stables Plans scan 1  
Broadhurst Stables Plans scan 2  
Pic 1  
Pic 2  
Pic 3  
Pic 4  
Pic 5  
Pic 6

## 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

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

## 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:**

Broadhurst Stables

**Number:**

**Suffix:**

**Address line 1:**

Broadhurst Stables

**Address Line 2:**

Broadhurst Manor Road

**Town/City:**

HORSTED KEYNES

**Postcode:**

RH17 7BG

**Date notice served (DD/MM/YYYY):**

28/07/2025

**Person Family Name:**

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Kevin

Surname

Cooper

Declaration Date

28/07/2025

☒ 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

Kevin Cooper

Date

28/07/2025