

**Planning**

South Downs National Park Authority  
 South Downs Centre  
 North Street  
 Midhurst  
 GU29 9DH

**Tel:** 01730 814 810 **Email:** [planning@southdowns.gov.uk](mailto:planning@southdowns.gov.uk)



Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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	<input type="text" value="19"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="North End"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="East Sussex"/>
Town/city	<input type="text" value="Ditchling"/>
Postcode	<input type="text" value="BN6 8TD"/>

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

Easting (x)	Northing (y)
<input type="text" value="532592"/>	<input type="text" value="115489"/>

Description

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

Surname

Mills

Company Name

LF Architecture Ltd

### Address

Address line 1

North Star

Address line 2

19 North End

Address line 3

Ditchling

Town/City

Wilmington

County

East Sussex

Country

UK

Postcode

BN6 8TD

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

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

Demolition of existing rear single story and two storey wings. Re building of rear two storey wing with pitched roof and small infill extension at first floor. Alterations to existing tile hanging on south elevation and creation of balcony over existing entrance porch.

Has the work already been started without consent?

Yes

No

## Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition of the rear of the building will allow the proposed rebuild footprint to sit within the existing building footprint. The demolition is required due to existing damp/condensation issues to the rear of the building. In addition the the proposed rebuild will improve the energy performance of the building as insulation levels to all elements will need to meet current Building Regulation standards.

## 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:**  
Painted render walls to west (rear) & North elevation. Clay wall hung tiles to south and east elevation

**Proposed materials and finishes:**  
Proposed Clay wall hung tiles at first floor level of the rear (west elevation) to match color and style of existing. Colour through render to ground floor walls & North elevation walls

**Type:**  
Roof

**Existing materials and finishes:**  
Clay roof tiles and slate roof tiles

**Proposed materials and finishes:**  
Proposed roof works will be finished in clay tiles to match color and style of existing. 4no. double glazed low e powder coated aluminium frame conservation roof lights.

**Type:**  
Windows

**Existing materials and finishes:**  
Single glazed painted timber framed windows

**Proposed materials and finishes:**  
Proposed double glazed low e painted timber frame windows to match existing.

**Type:**  
Doors

**Existing materials and finishes:**  
Timber frame doors including; rear french doors into garden, front door and garage doors.

**Proposed materials and finishes:**  
4 no. Folding sliding doors to the rear to be low e double glazed powder coated aluminium framed; First floor opening balcony door to East Elevation to be low e double glazed with timber painted frame.

**Type:**  
Other

**Other (please specify):**  
Balconys

**Existing materials and finishes:**  
none

**Proposed materials and finishes:**  
Frame less glass balcony with stainless steel balustrade to front elevation. Frame less glass Juliet balcony to rear elevation

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

Drawing NS/2024.01 - Existing  
Drawing NS/2024.02 - Proposed  
Design & Access Statement  
Heritage Statement

## 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

## 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

## Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply 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 (as amended).

## 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

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

Louise

Surname

Flower

Declaration Date

06/02/2024

Declaration made

## Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Louise Flower

Date

16/02/2024