Horsham District Council

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

Suffix

Property Name

Rookery Wood, The Coach House

Address Line 1

Five Oaks Road

Address Line 2

Address Line 3

West Sussex

Town/city

Slinfold

Postcode

RH13 0RQ

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

Easting (x)

511248

Northing (y)

129247

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Carr

Company Name

Address

Address line 1

Rookery Wood, The Coach House Five Oaks Road

Address line 2

Address line 3

Town/City

Slinfold

County

West Sussex

Country

Postcode

RH13 0RQ

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

Smith

Company Name

RS Architectural Designs

Address

Address line 1

14, Cricketfield Road

Address line 2

Address line 3

Town/City

Horsham

County

Country

United Kingdom

Postcode

RH12 1TE

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

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

- [x] 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)

Conversion of existing stable block to pool house. Proposed outdoor 12m x 5m swimming pool.

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

- [x] Yes
- [ ] No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The building will serve as a pool house for the proposed 12m x 5m outdoor pool. The pool house will house a lounge area, a personal gym, a changing area, a storage area, a games room. A 1.5m x 2.3m side extension to the building with a lean-to roof will be used as the pool plant room.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The building was used as a stable for one horse until 2014 when the property was sold and it has been used as a storage area to date.

Has the proposal been started?

- [ ] Yes
- [x] 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 existing stables were awarded retrospective planning permission in 2008 and as such are considered lawful.

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

Existing Drawings: RW-PH_EX_01-2

Proposed Drawings: RW-PH_P_01-03

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

Other

Other (please specify)

Stable for one horse

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Pool house to serve the proposed outdoor swimming pool

Is the proposed operation or use

- ☑ Permanent
- ○ Temporary

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

Prior advice was obtained and the proposed works conform to the limits set out under permitted development. The structure of the stables is being retained and the existing ridge height will be retained. The final appearance of the pool house will compliment its surroundings and add to the desired overall aesthetic of the residence.

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

N/A

Date (must be pre-application submission)

19/02/2024

Details of the pre-application advice received

Brief email asking if a permitted development application would be all that's required for a proposed swimming pool and the conversion of the existing stable into the pool house and whether undertaking this near to ancient woodland would require a full 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

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

Robert Smith

Date

17/09/2024