



Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas 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	78
Suffix	
Property Name	
Address Line 1	Guildford Road
Address Line 2	
Address Line 3	West Sussex
Town/city	Horsham
Postcode	RH12 1LY

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

Easting (x)	Northing (y)
516256	130934

Description

Applicant Details

Name/Company

Title

First name

Luke

Surname

Miller

Company Name

Address

Address line 1

5 Highbury Cottages

Address line 2

Horsham Road, Handcross

Address line 3

Haywards Heatg

Town/City

West Sussex

County

Country

GB

Postcode

RH17 6DR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection on entrance gates.

Reference number

DC/25/0882

Date of decision (date must be pre-application submission)

17/10/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Plans Condition: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Has the development already started?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

This application seeks a minor variation to the approved site plan to allow a modest increase in the extent of the driveway within the front curtilage.

The amendment involves replacing part of the previously approved soft landscaping area with a permeable gravel surface to improve vehicle manoeuvrability and practical use of the driveway, ensuring the ability to turn vehicles. The soft landscaping is retained on the southern elevation unchanged to preserve the visual character of the frontage. An additional seasonal planting area is added to the eastern elevation along the full length of the gravel surface.

The proposed material is permeable gravel throughout, ensuring compliance with sustainable drainage principles and avoiding any increase in surface water runoff. In addition, the use of a permeable gravel surface is considered more appropriate in relation to the protected tree at the front of the property, as it allows for improved aeration and water infiltration to the root zone compared to the previously approved tarmac surface.

There are no changes to the approved access arrangement, visibility, or the number of vehicles accommodated on site. The amendment does not give rise to any additional impact on neighbouring amenity or the character of the surrounding area.

The proposal is therefore considered to represent a minor and acceptable variation to the approved development.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Not applicable. Revised plans and explanations provided.

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

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

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Date

