

Development Control Team
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

11 April 2025

Dear Sirs

PROVIDENCE FARM, COLWOOD LANE, WARNINGLID, RH17 5UE

SECTION 73A APPLICATION FOR APPROVAL OF AMENDED PLANS AND
PREVIOUSLY APPROVED DRAINAGE SCHEME

DM/20/4235

This letter is submitted in respect of a Section 73A application for approval of amended plans and drainage details for the recently constructed "Barn 2" at Providence Farm. Note that Barn 2 is not yet occupied.

Note that a related application has been submitted in respect of the neighbouring barn "Barn 1". For Barn 1, a section 73 application is submitted as the development has not yet reached a stage where the amendments would be retrospective.

Background

Planning permission for the conversion of two barns into two dwellings was granted under local planning authority reference DM/17/0493. The permission was subject to a drainage condition (condition number 3) that was approved under local planning authority reference DM/21/2443).

Subsequent applications were submitted for amended plans, but such applications dealt with each barn separately. This was because, when development commenced, there were two separate developers. For Barn 2, the relevant reference is DM/20/4235. In approving DM/20/4235 a planning condition was imposed that repeated the request for approval of drainage details (which had already been approved under DM/21/2443).

For Barn 2, the main consent is now planning permission DM/20/4235. The current application therefore seeks consent under Section 73A for the following amended planning conditions

- Condition 2 (amended plans)
- Condition (drainage)

Documents

The application comprises the application forms, this letter and the following documents.

04 Pre EX 01: Pre Existing plans and Elevations

04 BR-EX 01A: Existing-As Built Floor Plans (inc drainage) and Block Plan

04 BR-EX 02: Existing-As Built Elevations and Location Plan

02 Drainage 01 A: Pre-Existing and Existing Site plan and drainage

02 Drainage 02 A: Proposed Drainage Site Plan and Section

Drainage information – Mesh Grating by Althon

Drainage information – by Kingspan

Drainage Information – by Kingspan (treatment plant drawing)

Drainage information – by HR Wallingford

Commentary – Condition 2

Condition 2 of DM/20/4235 currently states:

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

This condition should be reworded so that it states:

The development hereby permitted shall be carried out in accordance with the following plans:

04 BR-EX 01A: Existing-As Built Floor Plans (inc drainage) and Block Plan

04 BR-EX 02: Existing-As Built Elevations and Location Plan

02 Drainage 01 A: Pre-Existing and Existing Site plan and drainage

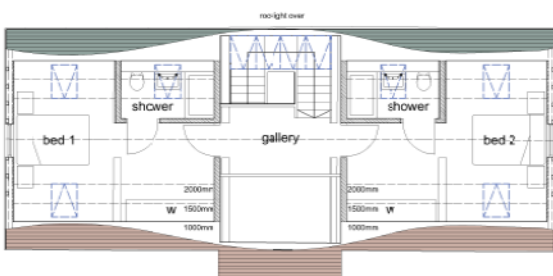
02 Drainage 02 A: Proposed Drainage Site Plan and Section

For Information purposes, the approved and "As Built" main elevations are shown below and overleaf.

Approved Plans and Elevations (DM/20/4235):



Proposed ground floor plan



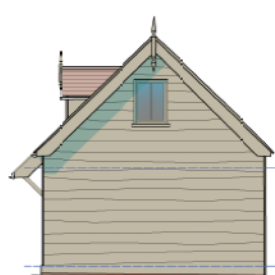
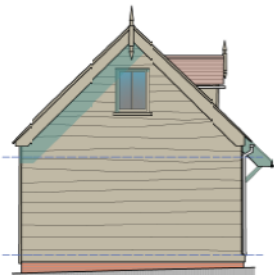
Proposed first floor plan



Proposed front / east elevation



Proposed rear / west elevation



Planning is

V 101120 Titles revised

rev. date

These drawings shall be approved by local Authority

in accordance with the provisions of the Planning Act 2008

client Mr & Mrs Perver

project Providence Farm, C

Wilmington, RH17 5L

drawn Proposed unit 2

scale 1/2000 date August 08

drawn August 08

1/10 Wilbury Avenue

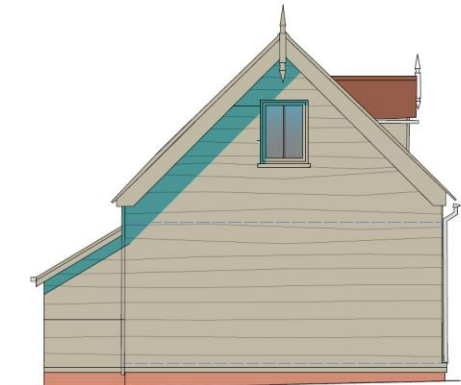
Brighton, East Sussex

BN1 5PD email info

As-Built Plans and Elevations:



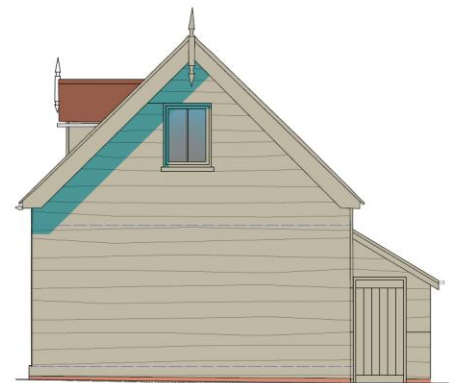
Existing / As built Eastern elevation Scale 1:50 @A1



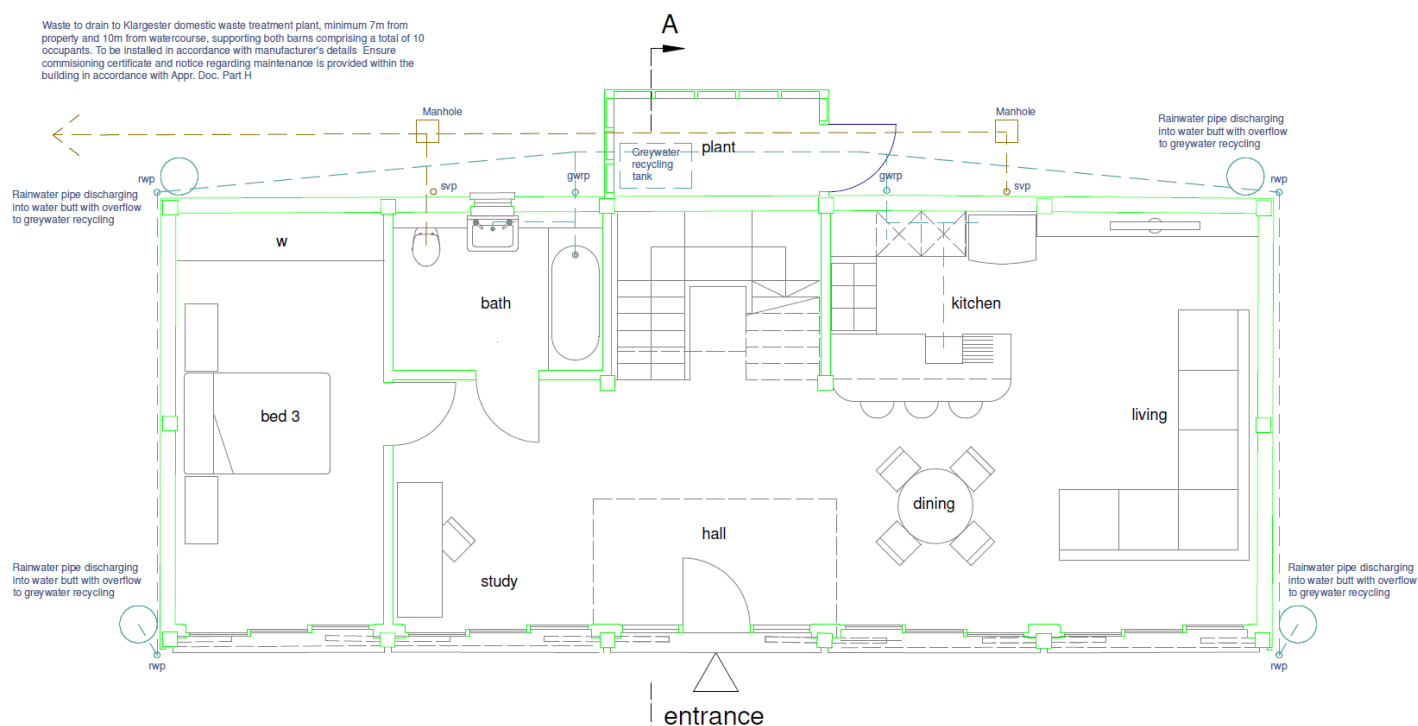
Existing / As built Southern elevation Scale 1:50 @A1



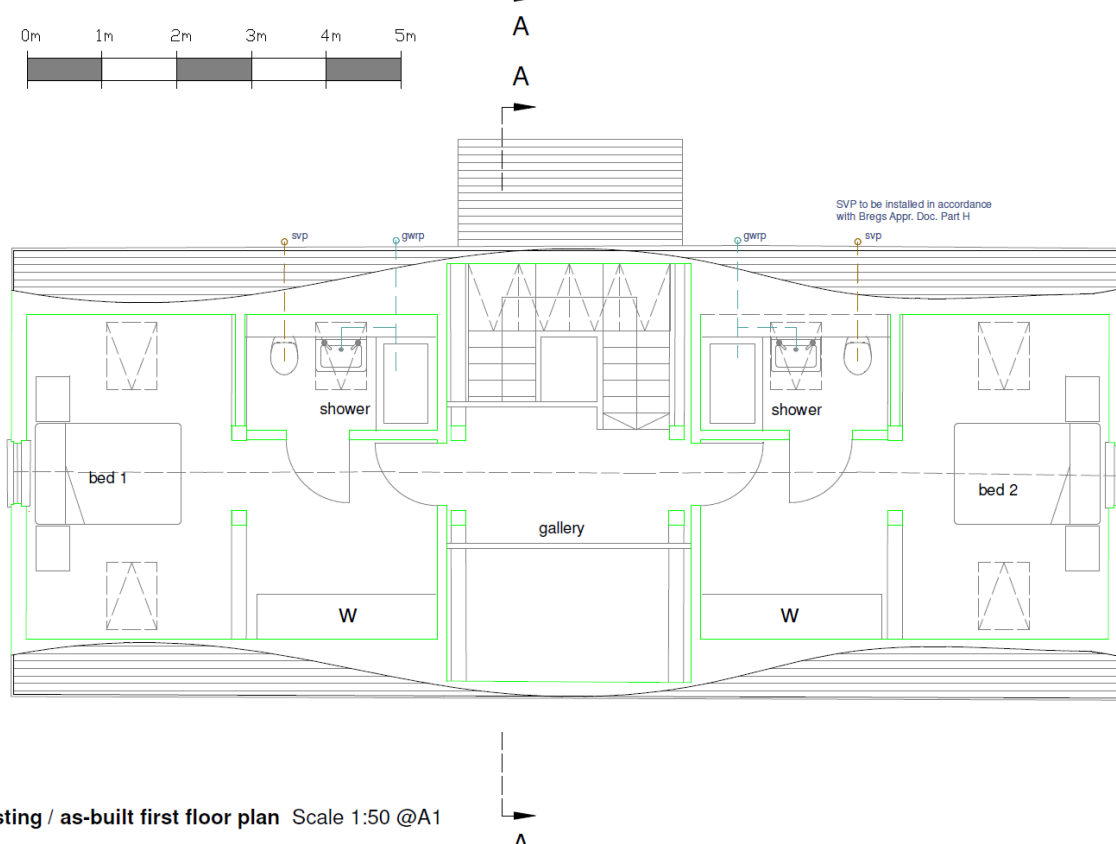
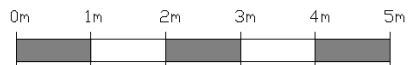
Existing / As built Western elevation Scale 1:50 @A1



Existing / As built Northern elevation Scale 1:50 @A1



Existing / as-built ground floor plan Scale 1:50 @A1



Existing / as-built first floor plan Scale 1:50 @A1

Commentary – Condition 3

Condition 3 of DM/20/4235 currently states:

“The development hereby permitted shall not commence unless and until details of proposed foul and surface water drainage and means of disposal for the new building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed details.”

This condition now needs to be varied so that it effectively refers to the details that were approved under DM/21/2443 (which approved drainage details on the original planning permission) but updated to reflect the amended plans.

The condition therefore needs to be amended so that it says:

The dwelling hereby approved shall not be first occupied until drainage works have been carried out in accordance with the approved details. For the avoidance of doubt, the approved details are:

02 Drainage 01 A: Pre-Existing and Existing Site plan and drainage

02 Drainage 02 A: Proposed Drainage Site Plan and Section

Drainage information – Mesh Grating by Althon

Drainage information – by Kingspan

Drainage Information – by Kingspan (treatment plant drawing)

Drainage information – by HR Wallingford

Conclusions

The amendments that have been carried out are very minor, and the drainage information has all been previously approved.

We therefore trust that permission can be granted.

Yours Faithfully

LCP

Lewis & Co Planning