

## PLANNING STATEMENT

Project: Nyes Hill House, Wineham Lane, Bolney, RH17 5SD

**Section 73 Application to Vary Condition 1 of DM/22/1039** Revision: 00

Ref No: Doc\_01

### 1.0. Introduction

1.1 The application site is located at **Nyes Hill House, Wineham Lane, Bolney, RH17 5SD**

1.2 This Planning Statement is submitted in support of an application under **Section 73 of the Town and Country Planning Act 1990 (as amended)** to vary **Condition 1** (approved plans) of the planning permission **DM/22/1039**, granted by **Mid Sussex District Council**.

The approved application relates to the extension and alteration of Nyes Hill House. This application seeks to amend Condition 1 in order to regularise modest changes made to the design during the detailed construction and design development stages.

The proposed amendments do not materially alter the nature, scale, or overall appearance of the approved scheme and are consistent with the objectives of the original planning permission.

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### 2.0. Background and Planning History

- **Application Reference:** DM/22/1039
- **Description:** *Erection of two-storey rear extension, new porch, and associated alterations*
- **Decision:** Approved
- **Date of Decision:** 19<sup>th</sup> July 2022

Condition 1 of the permission lists the approved plans. This application seeks to vary that condition to reflect minor amendments made to those drawings.

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### 3.0. Site and Surroundings

Nyes Hill House is a detached residential property located in a semi-rural area on **Wineham Lane**, on the outskirts of **Bolney**, within the **Mid Sussex District**. The dwelling is set within

substantial grounds and is surrounded by open countryside and a small number of detached dwellings.

The site lies outside any conservation area and is not a listed building. The property is not within a flood risk zone and is not subject to any known ecological or heritage constraints.

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## 4.0. Proposed Amendments

This Section 73 application proposes to vary Condition 1 to substitute the previously approved drawings with updated plans reflecting the following **modest amendments**:

- **Minor variation in the location of windows and rooflights**, with very small adjustments to their sizes, to better suit the internal layout and building performance.
- **Modest changes to the bifold door configuration** on the rear elevation, resulting from refinement of the design during construction.
- **Corrections to the roof plan**, where the proposed porch roof previously did not align with the approved elevation drawing. This amendment ensures internal and external consistency across the full set of plans.

These changes are minor in scale and nature, do not impact neighbouring properties or visual amenity, and retain the design quality and character of the approved development.

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## 5.0. Planning Policy Context

The proposal accords with the relevant provisions of the **Mid Sussex District Plan 2014–2031**, particularly:

- **DP26 – Character and Design**
- **DP12 – Protection and Enhancement of Countryside**
- **DP36 – Planning Conditions**

It also complies with the principles set out in the **National Planning Policy Framework (NPPF, 2023)**, particularly in relation to well-designed places (Section 12) and decision-making (Section 4).

The proposed amendments are entirely consistent with these policies. The visual appearance, massing, and spatial relationship of the dwelling with its surroundings are unchanged.

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## 6.0. Conclusion

This application seeks a minor variation of **Condition 1** of permission **DM/22/1039**, to reflect modest, practical amendments made during the design and implementation of the approved development at **Nyes Hill House**.

The proposed changes are non-material in planning terms and do not introduce any new planning impacts. The revised plans maintain the overall integrity and intent of the original approval.

We respectfully request that **Mid Sussex District Council** approve this Section 73 application and issue a revised planning permission with an updated Condition 1 referencing the amended drawings.