

Joanne Fisher
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
RH16 1SS

5th December 2024
JB/EW7504/B01

Dear Joanne,

**Re: S73 Application for Variation of Condition 4 of Appeal Decision
AP/23/0015 (Original Application DM/22/0867)
Stetton Works, Turners Hill Road, Crawley Down**

I am writing to submit a Section 73 application to vary condition 4 (approved plans), in relation to the outline application allowed at appeal under reference AP/23/0015 (reference DM/22/0867). I refer to your email to my colleague Adam King dated 6th August 2024, in which you confirmed that the suggested changes could be considered as part of a Section 73 application to vary condition 4.

The outline approval is in relation to the demolition of all existing buildings on-site, currently used for MOT/Garage/Tyre centre (B1/B2 Sui Generis), to be replaced with 5 dwellings (Residential C3) and associated parking. The outline permission is for access, appearance, layout and scale, with landscaping the subject of a reserved matters application.

The following drawings have been prepared, which form the submission documents;

7504 - PL 01 - Location Plan
7504 - PL 02 - Block Plan
7504 - PL 03 - Proposed Site Plan
7504 - PL 04 - Proposed Housetype 3B5P Plots 1 and 2
7504 - PL 05 - Proposed Housetype 4B8P Plot 3
7504 - PL 06 - Proposed Housetype 5B9P Plot 4
7504 - PL 07 - Proposed Housetype 4B8P Plot 5
7504 - PL 08 - Proposed Street Scenes
7504 - PL 09 – Outbuildings
7504 - PL 10 - 3D View
7504 - Design and Access Statement Addendum

Directors

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The above drawings are proposed to replace the following previously approved drawings;

CSW 348 100 Location Plan
CSW 348 101 Block Plan
CSW 348 102 Access Sight Lines
CSW 348 103 Site Plan
CSW 348 104 Plot 1&2 Floor Plans

CSW 348 105 Plot 1&2 Elevations
CSW 348 106 Plot 3&5 Floor Plans
CSW 348 107 Plot 3&5 Elevations
CSW 348 108 Plot 4 Floor Plans
CSW 348 109 Plot 4 Elevations
CSW 348 110 Hardstanding

We have carefully considered your previous comments and believe that the scheme provides the following key improvements:

1. Ecological and Landscape Considerations: The revised changes do not affect the root protection areas of surrounding trees or the ecological mitigation and enhancement measures set out in the previously allowed application. A reduction in hardstanding is proposed, in conjunction with an improved relationship between front garden and driveway.
2. Site Access: The access point remains as previously approved, and sufficient space has been allowed for refuse vehicles to easily manoeuvre.
3. Site Layout: Turning areas have been improved for larger vehicles, including deliveries and fire appliances. A refuse collection storage area is retained within 25 metres of the site access, which allows for kerb side waste collection. Please refer to the accompanying Transport Technical Note for further details.
4. Appearance and Character: The dwellings have been redesigned to better integrate with the immediate setting (Chelsea Cottage) and align with the area's character. Proposed materiality has been drawn from the surrounding context, including use of red brick, flemish bond brickwork, timber weatherboarding and tiled roofs.
5. Housing Standards: The proposal retains the same number of dwellings and bedroom numbers as previously submitted, and all units meet the National Design Space Standards. The proposed houses are also very similar in terms of internal floor area, but have been updated to reflect improvements to the internal layouts.

We believe these amendments address your recent comments, while maintaining the overall intent and benefits of the approved scheme. We would be grateful for your timely consideration of this proposal and look forward to working with you to bring this development forward.

We would intend to submit the Reserved Matters application following approval of the Section 73 application.

If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

ECE Architecture

John Barkley
Senior Architect