

Planning Statement Addendum

Lydhurst Estate – Replacement Dwelling

Section 73 Variation of Condition Application to Vary Condition 2 of Planning Application DM/25/1446 to allow substitution of the approved plans.

Introduction

This Planning Statement Addendum has been prepared to support an application for the variation of the approved plans list on application DM/25/1446.

A detailed Planning Statement was submitted with the original planning application in support of the principle of the development and the details of the proposed scheme, and this detail is not repeated here. This short statement simply sets out the details of the proposed variation being sought to aid the local planning authority in its determination of this variation application. It concludes by undertaking a planning assessment of the proposed changes against any relevant policies and with reference to the council's delegated report on the original application.

It finds no conflict with policy or with the council's decision making on the original application and can find no reason, therefore that the proposed amendments to the approved plans cannot be supported, and this application is approved.

Proposed Variation

Condition 2 states that:

"Approved Plans

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 application seeks to substitute 19 of those approved plans with revised plans. Appendix A of this Planning Statement Addendum sets out the list of approved and proposed amended plans.

An accompanying letter by project architect, Meloy Architecture and Design Limited, details the changes and should be read alongside the plans. They basically comprise two distinct changes:

1. Change in internal floor levels / external ridge height
2. Fenestration changes to reduce the amount of glazing
3. Small extension of pool wing

The changes are considered below against local and national planning policies as relevant to the changes proposed.

Planning Assessment

1. Raising the internal floor level by 500mm

The primary planning consideration here is the corresponding increase in external ridge height by 500mm.

As noted by both the architect's covering letter and the original application documentation (e.g. the landscape design statement and the planning statement), the visibility of the proposed house from public receptors is minimal due to its position within the site, the extent of curtilage, and the mature landscaping within that curtilage and around the site boundaries. This includes limited visibility with the conservation area to the east.

The small increase in ridge height will not be discernible outside the site and will have no impact on the adjacent conservation area or the wider National Landscape (AONB).

As noted in the architect's covering letter, the maximum ridge height of the new dwelling would still remain considerably lower (over 4 metres) than the existing dwelling on the site, which it replaces. This ensures there would be no unacceptable landscape or visual impacts, or any impacts to ecology, including protected species (bats) known to be at the site.

There were no objections from the council's conservation officer or the landscape consultant with regards to the approved plans, and it is not considered that the small increase in ridge height would change their conclusions on the scheme with regards to impacts on any heritage assets or the National Landscape.

The delegated planning report similarly found the proposed dwelling acceptable in respect of scale, including height, and overall impacts, and found the scheme to comply with the relevant policies and guidance relating to the AONB (National Landscape) and Heritage Assets.

2. Fenestration changes / reduction in some window sizes

In design terms, the fenestration changes are minor and the building remains consistent in appearance with the approved design, which was deemed acceptable by the LPA.

The application sites fall within the High Weald National Landscape (AONB) and the development has taken careful consideration of managing potential impacts from any light pollution from the site.

This was included through the submission of a Lighting Strategy document. The officer's report on the original application notes the conclusions of this report, alongside noting the AONB Management plan objectives to preserve the dark skies of the High Weald AONB and to protect wildlife and habitats from light pollution. No objections were raised by the landscape consultant or the planning case officer with respect of light pollution.

The reduction in areas of glazing will only seek to result in a further reduction of any potential impacts.

3. Extension to pool wing

The north elevation would be extended slightly (by 1.75m). The built form remains contained within the same built envelope and should not fundamentally change the LPA's conclusions on the acceptability of the scale of the replacement dwelling.

The proposed house would continue not to encroach into the formal gardens. Similarly, the small increase would not result in any material changes to the relationship with the retained Games Room, Walled Garden and wider estate buildings, with the massing and height remaining as approved. It is considered that the scheme would continue to be acceptable as regards its impact on these non-designated heritage assets, as concurred by the council's Conservation Officer on their assessment of the original design.

Conclusions

It is considered that the amendments to the design are minor in nature and do not change the design ethos, character or quality of the approved scheme. They continue to comply with the development plan and national planning policy in respect of conserving and enhancing the natural beauty of the National Landscape (LP policies DP12, DP15, DP16, and DP29, and paragraph 189 of the NPPF), the Warninglid Conservation Area (local policies DP34, DP35 and DP36, and the heritage requirements of the NPPF, including paragraphs 207, 212, 216) and representing good design (policies DP26 and DP39 and paragraph 139 of the NPPF).

In all other respects, the scheme will remain the same.

As such, it is considered that permission can and should be granted for this request to vary Condition 2 of permission DM/25/1446.

Appendix 1: List of approved and proposed replacement plan numbers

Approved Plan Reference	Proposed Plan Reference
Location Plan 215PA002B	215PA002B Proposed Site Location Plan - Rev A
Block Plan 215PA003	215PA003 Existing-Proposed Block Plans – Rev A
Proposed Site Plan 215PA100	215PA100 Proposed Site Plan – Rev A
Proposed Floor Plans 215PA101	215PA101 Proposed Lower Floor Plan – Rev A
Proposed Floor Plans 215PA102	215PA102 Proposed Upper Floor Plan – Rev A
Proposed Roof Plan 215PA103	215PA103 Proposed Roof Plan – Rev A
Proposed Sections 215PA104	215PA104 Proposed Sections AA and BB - Rev A
Proposed Sections 215PA106	215PA106 Proposed Sections EE and FF - Rev A
Proposed Sections 215PA107	215PA107 Proposed Sections GG and HH - Rev A
Proposed Sections 215PA108	215PA108 Proposed Sections JJ - Rev A
Proposed Elevations 215PA120	215PA120 Proposed Elevations N and S - Rev A
Proposed Elevations 215PA121	215PA121 Proposed Elevations E and W - Rev A
Other 215PA200	215PA200 Detail Study – South Façade - Rev A
Other 215PA201	215PA201 Detail Study – North Façade - Rev A
Other 215PA202	215PA202 Detail Study – South Façade 2 - Rev A
Illustration 215PA300	215PA300 Aerial Sketch – NE - Rev A
Illustration 215PA301	215PA301 Sketch View – South - Rev A
Illustration 215PA302	215PA302 Sketch View – Looking West - Rev A
Illustration 215PA303	215PA303 Sketch view – North - Rev A