

Planning Statement for Discharge of Conditions

May 2026

Dumbrells
Church Platt
Cuckfield
RH17 5LA

Permission reference: DM/24/2865 & DM/24/2866

Decision date: 24 April 2025

Description: Proposed alterations to rear extension of The Friary previously abutting former Dumbrells. Proposed incorporation of remaining former Dumbrells into Somners with new internal doorways for access. Proposed replacement single storey dwelling (Dumbrells) and associated landscape works

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Planning Statement

This application seeks to discharge:

- Conditions 3, 4, 5, 6 & 7 for Full Planning Permission DM/24/2865
- Conditions 2 & 3 for Listed Building Consent DM/24/2866

DM/24/2865 Condition 3 and DM/24/2866 Condition 2:

“No development shall be carried out unless and until details of materials and finishes to be used for external facing and roofing for the new dwelling, extensions and alterations, have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Reason: To preserve the special character of the building for the future and to accord with Policies DP34 and DP35 of the Mid Sussex District Plan 2014 – 2031”

Documents provided for discharge of DM/24/2865 Condition 3 and DM/24/2866 Condition 2:

805_PL_Materials Schedule_Dumbrells

Please see Materials Schedule, which includes specification and sample images for alterations to The Friary/Somners and for the replacement dwelling.

DM/24/2865 Condition 4:

“The development hereby permitted shall not commence unless and until full details of both hard and soft landscaping, to include details of proposed surfacing materials and of any new or altered fences, walls and gates, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to preserve the special character of the area to accord with Policies DP26, DP34, DP35 and DP37 of the Mid Sussex District Plan.”

Documents provided for discharge of DM/24/2865 Condition 4:

805_PL_Detailed Planting Plan

The Detailed Planting Plan includes a site plan with details of proposed hard and soft landscaping, as well as a planting schedule.

DM/24/2865 Condition 5:

“No development shall be carried out unless and until details of the PV slates to the new dwelling, including manufacturer's specification and detailed sectional drawings to show the slates in context of the surrounding slopes, have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the

approved details.

Reason: To preserve the special character of the building for the future and to accord with Policies DP34 and DP35 of the Mid Sussex District Plan 2014 – 2031”

Documents provided for discharge of DM/24/2865 Condition 5:

805_PL_357_New Dwelling PV Slate Detail & Manufacturer’s Specification

Drawing 357 includes a detailed sectional drawing of the proposed PV Slates to the new dwelling with relevant annotations, as well as the manufacturer’s specification of the product. The Materials Schedule also includes specification information and sample image for the PV Slates.

DM/24/2865 Condition 6 and DM/24/2866 Condition 3:

“No development shall be carried out unless and until detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of new windows, external doors, and eaves details including depth of reveals and glazing bars, have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To preserve the special character of the building for the future and to accord with Policies DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031.”

Documents provided for discharge of DM/24/2865 Condition 6 and DM/24/2866 Condition 3:

805_PL_350_The Friary & Somners Eaves Detail

805_PL_351_The Friary & Somners Window Details

805_PL_352_The Friary & Somners Door Detail

805_PL_353_New Dwelling Eaves Detail

805_PL_354_New Dwelling Window Details

805_PL_355_New Dwelling Door Details

805_PL_Materials Schedule_Dumbrells

Drawings 350, 351 and 352 include relevant large-scale detailed elevations and sections of the proposed eaves, windows and external doors included in the alterations to The Friary/Somners.

Drawings 353, 354 and 355 include relevant large-scale detailed elevations and sections of the proposed eaves, windows and external doors included in the replacement dwelling.

The Materials Schedule also includes specification information and sample images for both the alterations to The Friary/Somners and the replacement dwelling.

DM/24/2865 Condition 7:

“No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this

development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access to accord with policy DP21 of the Mid Sussex District Plan 2014 – 2031”

Documents provided for discharge of DM/24/2865 Condition 7:

805_PL_Dumbrells Site Set Up

The Site Set Up includes a site plan with details of the layout of the site during construction.