

Planning Supporting Statement

Application for removal or variation of a condition following grant of planning permission

Land Next to Barn Cottage, Ockley Lane, Hassocks, BN6 8NX

PSS-100

Date
26.11.2024

Revision
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1.0 Introduction

It is common throughout the planning to build stages that applicants and their families do change their minds with regards to internal layouts that may affect the location of windows and doors along the envelope of a consented proposal.

Following our on-site meeting in February this year, it was agreed that upon ascertaining consent for the new planning application, DM/24/0407, Mr H. Evans - the case officer throughout the planning process, was kind enough to direct us to the appropriate application for a change or variation of a condition.

1.1 Section 73

The Planning Portal describes the requirements for the variation of a condition following grant of planning permission as the following:

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The local planning authority can grant such permission unconditionally or subject to different conditions.

This application is for the variation of Condition 1.

2.0 Variations

Following the owner's reassessment of the internal layout, a few minor variations need to be made for external access and locations of windows along two elevations on the ground floor only. This minor variation will greatly enable the family to have a better use of the internal spatial configuration.

It should also be noted that no other modifications in relation to the size, mass, height, and location of any other windows throughout the property are affected.

The variations the applicant seeks are:

1. Interchanging the entrance door and window locations for better security and functionality of the interior space.
2. Adding a utility external door next to the kitchen (for fire access and ease of moving goods).
3. Divide the rear external windows into 2 and 1 panes (but still maintaining 3 panes) to share external light towards the back of the kitchen.
4. Removal of the faux chimney.

2.1 Accompanying Documentation

The validation checklist, for the application of the removal or variation of a condition following grant of planning permission, shows the documentation required for submission.

This application is not a major development that creates a floor space of 1000m² or greater, the creation of 10 or more new dwellings, or has a site area over 1ha or in a conservation area, thus a Design & Access Statement is not required.

2.2 List of Accompanying Documentation

The accompanying drawings show the consented plans and elevations alongside the variation plans and elevations.

DM/24/0407: Consented Drawings

A1-001A	Location & Site Plans
A1-200B	Consented Plans
A1-202B	Consented Elevations

Drawings Showing the Variation to Planning Condition

A1-215	Updated Plans
A1-216	Updated Elevations
PSS-100	Planning Supporting Statement (this document)
Completed Form	Via the planning portal

2.3 Reasons for Variation

The interchange of the entrance door and window will enable better internal use when entering the property as the entrance door is nearer the stairs, and will utilise the space behind the window more effectively.

An access door is installed on the back elevation along with 2 paned window frames. These allow better natural light into the kitchen and access to the rear garden. They continue to have a visual alignment with the window above.

The faux chimney is an element that is not being used. It becomes a pastiche of form and function. Hence, its' removal ensures the property does not incorporate unnecessary elements that detracts from its' visual, functional and purity of use.

3.0 Conclusion

As can be seen, the above minor modifications do not alter the consented application in size, mass, height, description, or breach any of the conditions without justification.

However, the minor changes will greatly help in enabling better internal spatial circulation, ergonomics and efficient use and function of the house for the family to live and use.