

PERMISSION

REFERENCE: DM/25/2250 AND DM/25/2251

DESCRIPTION: SINGLE STOREY REAR KITCHEN EXTENSION AND EXTENDED REAR PATIO. INSTALLATION OF ADDITIONAL WINDOWS TO EXISTING FRONT PORCH. INTERNAL ALTERATIONS INCLUDING REMOVAL OF MODERN FABRIC AND INSTALLATION OF NEW FIRST FLOOR SHOWER ROOM AND SECOND FLOOR WC.

LOCATION: WALNUT AND WELL COTTAGE, THE STREET, BOLNEY,
HAYWARDS HEATH

DECISION DATE: 31 OCT 2025

Planning Statement

This application seeks to discharge:

- Conditions 3, 4, 5, 6, 7 and 8 for Householder Planning Permission DM/25/2250
- Conditions 2, 3, 4, 5 and 6 for Listed Building Consent DM/25/2251

DM/25/2250 Condition 3 and DM/25/2251 Condition 2:

"Prior to any works above slab level in relation to the single storey rear extension, samples and a schedule of materials and finishes to be used for external walls and roof for this extension shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details."

Documents provided for discharge of DM/25/2250 Condition 3 and DM/25/2251 Condition 2:

818 (BR) Materials and Tree Schedule

Please see Materials Schedule, which includes specification and sample images (swatches) information for the extension walls and roofs.

DM/25/2250 Condition 4 and DM/25/2251 Condition 3:

"Prior to the installation of the windows and doors within the single storey rear extension, large scale detailed drawings, including sections and annotations to show materials and finishes of these new windows, external doors and roof lantern, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details."

Documents provided for discharge of DM/25/2250 Condition 4 and DM/25/2251 Condition 3:

818 (BR) 420 North and South Elevations

818 (BR) 421 East and West Elevations

818 (BR) 431 Section BB

818 (BR) 440 Detail 01 and Detail 02

818 (BR) 441 Detail 03

818 (BR) 442 Detail 04 and Detail 05

818 (BR) Materials and Tree Schedule

Drawings 420, 421 and 430 include elevations and a section with window, door and roof lantern specification annotations. Drawings 440, 441 and 442 include relevant large scale detailed drawings. The Materials Schedule also includes specification information and sample images (swatches) for the extension windows, doors and roof lantern.

DM/25/2250 Condition 5 and DM/25/2251 Condition 4:

"Prior to the installation of the new windows in the porch, large scale detailed drawings, including sections and annotations to show materials and finishes of these new windows, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details."

Documents provided for discharge of DM/25/2250 Condition 5 and DM/25/2251 Condition 4:

818 (BR) 420 North and South Elevations

818 (BR) 443 Detail 06

818 (BR) Materials and Tree Schedule

Drawing 420 includes an elevation with porch window specification annotations. Drawing 443 includes relevant large scale detailed drawings. The Materials Schedule also includes specification information and sample images (swatches).

DM/25/2250 Condition 6 and DM/25/2251 Condition 5:

“Prior to any works above slab level in relation to the single storey rear extension, large scale detailed drawings, including sections and annotations to show materials and finishes of a typical eaves detail of the link and pitched roof sections, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.”

Documents provided for discharge of DM/25/2250 Condition 6 and DM/25/2251 Condition 5:

818 (BR) 431 Section BB

818 (BR) 441 Detail 03

818 (BR) 442 Detail 04 and Detail 05

818 (BR) Materials and Tree Schedule

Drawing 431 includes a section with specification annotations. Drawings 441 and 442 include relevant large scale detailed drawings. The Materials Schedule also includes specification information and sample images (swatches).

DM/25/2250 Condition 7 and DM/25/2251 Condition 6:

“Prior to any works above slab level in relation to the extended rear patio, samples and a schedule of materials and finishes to be used for the paving shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.”

Documents provided for discharge of DM/25/2250 Condition 7 and DM/25/2251 Condition 6:

818 (BR) Materials and Tree Schedule

The Materials Schedule includes specification information and sample images (swatches) for the patio.

Condition 8:

“The development hereby permitted shall be carried out in accordance with the submitted Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (dated 27.08.2025, prepared by Challice Consulting Ltd.). Details of the replacement tree shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the Tree Survey Schedule with Recommended Tree Works, prior to any works above slab level and planted within the next planting season or in accordance with the programme agreed by the Local Planning Authority. This tree shall be of a native species. If this tree, within a period of five years from the completion of development, dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the next planting season with another of a similar size and species.”

Documents provided for discharge of Condition 8:

818 (BR) 401 Tree Site Plan

818 (BR) Materials and Tree Schedule

AIA AMS Walnut and Well Cottage Bolney

The Tree Site Plan and Schedule includes replacement specification information and example photographs. The AIA AMS provides the arboriculturalist's Tree Survey / Arboricultural Impact Assessment/ Arboricultural Method Statement.