

24th February 2026

Dear Stephan

Variation of Condition 2 of DM/25/2613 – Conversion of the Existing Garage into Ancillary Accommodation, that will Include a Playroom, Pool Changing Room and Storage in the Roofspace at Sandhill, Sandhill Lane, Crawley Down, Crawley

I write in connection with the above planning permission that was originally granted to convert the outbuilding to a dwelling.

Condition 2 of planning application DM/25/02613 states that:

“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”.

Reason: For the avoidance of doubt and in the interest of proper planning”.

Proposed Amendments

This application seeks to vary conditions 2 to facilitate an amendments to the rooflights and elevation materials of the previously approved scheme to convert the garage into ancillary accommodation to the main house.

Site

The site is located outside of the built-up area of Crawley Down. The site is accessed from Sandhill Lane, a single-track road, that serves a number of properties.

The application site lies outside of any settlement confines within the countryside, as defined in the Mid-Sussex District Plan and the Neighbourhood Plan.

The house and the barn are Grade II Listed buildings.

The Listing for Sandhill Farmhouse (Listed on 11 May 1983) is as follows:

WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Farmhouse TQ 33 NE 3/557

2. C17 or earlier timber-framed building with red brick infilling partly refaced in brick.

The first floor of the north end of the west front is jettied. Horsham slab roof with pentice to north. Casement windows. Two storeys. Four windows.

Listing NGR: TQ3496536865

The Listing for Sandhill Barn (Listed on 11 May 1983) is as follows:

WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Barn TQ 33 NE 3/558 II

2. Originally an outbuilding of Sandhill Farmhouse, but now converted into a separate

dwelling. Restored C16 timber-framed building with red brick infilling. Hipped tiled roof.

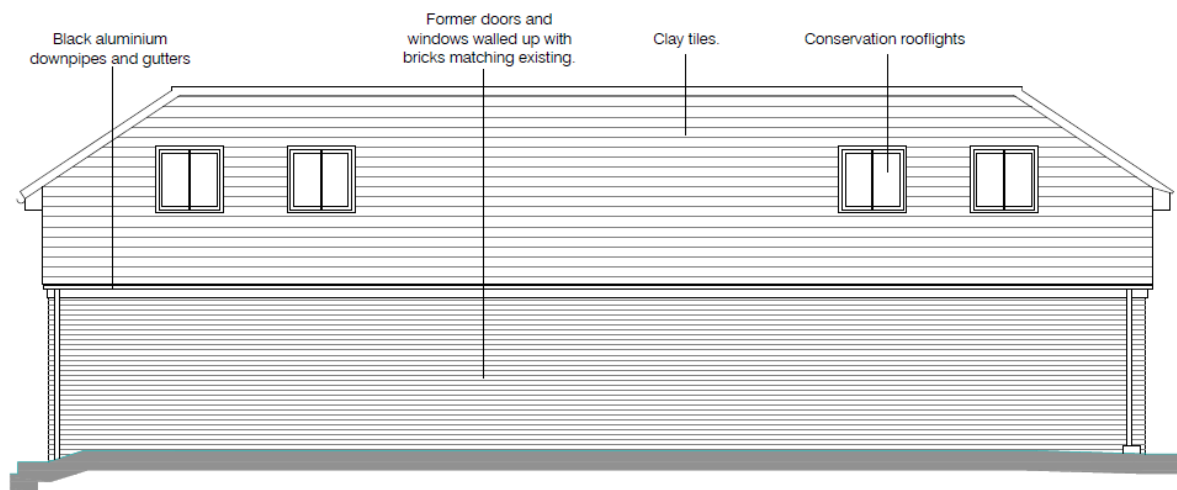
Modern casement windows. Two storeys. Three windows.

Listing NGR: TQ3496536865

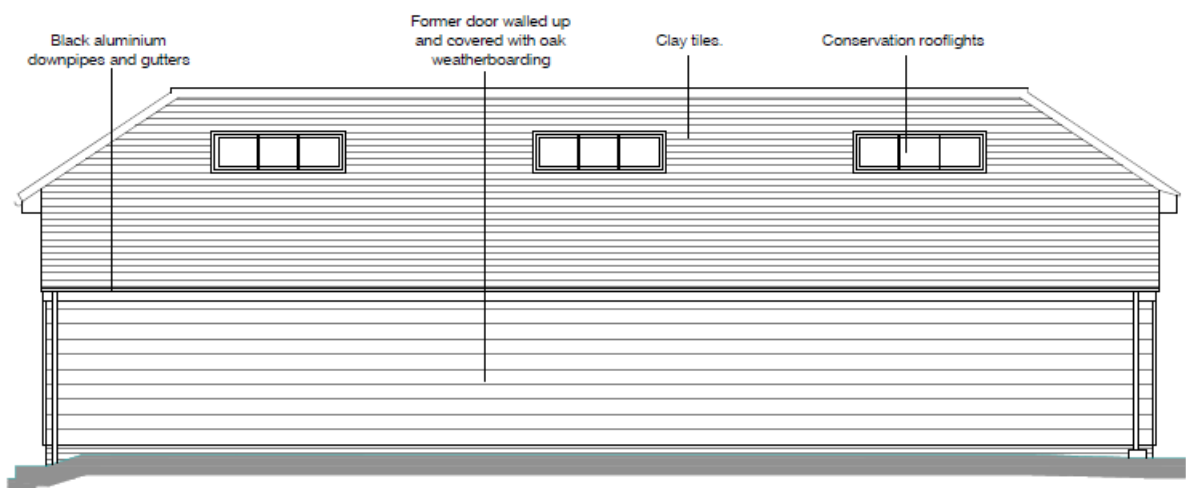
Analysis

The accompanying plan (Plan no. 24.090 – PL06 Rev B) sets out the proposed alterations, to clad the elevations with oak weatherboarding and to change the shape of the conservation rooflights used in the construction.

The approved elevation plan is:



The proposed elevation plan is:



The existing building is a modern building and not sympathetic in its design, with limited contribution to the setting of the nearby listed building and curtilage listed buildings.

The proposal to install oak cladding on the elevations will result in an improvement to the building's setting on the heritage asset. Oak is a traditional building material, and is therefore supported by policy DP!2 of the Mid Sussex District Plan.

The proposed rooflights will be conservation rooflights, but a different shape to those approved under BM/25/2613.

The proposed amendments have been designed to be in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan.

The proposed alterations to the approved scheme have been designed to reflect the scale and character of the existing and surrounding buildings.

Conclusion

The proposed alterations to the previously approved application have been sympathetically designed and will not be harmful to the character of the existing building or surrounding area.

In light of this, it is clear that the proposed amendments have been prepared to be in accordance with both national and local planning policy.

If you have any queries or concerns regarding the proposed amendments, please do not hesitate to contact me.

Yours sincerely

Glenda Egerton BA(HONS), MA, MRTPI

Managing Director

