

Planning Statement

5th August 2025

This Planning Statement has been prepared by Victoria Mustard Architects on behalf of their client, for an application to demolish one dwelling and extend a retained dwelling.

The Context:

The site is situated on a private rural lane leading off Old Hollow, to the South of Copthorne village.

The Grade II listed Rowfant Mill is to the SouthWest of the site.

The Site:

The site comprises a linear pair of single storey old stables buildings to the North of Mill House. Herewithin referred to as Dwelling 1 (to the North) and Dwelling 2 (to the South). These are both currently used as dwellinghouses.

In the past these were stables then annexes to Mill House, but have been in use as independent residential dwellings for many years (see relevant planning history below).

Use:

Current and proposed use are C3 Residential.

Current use has two independent dwellings.

Proposed use has one extended dwelling.

Relevant Planning History:

DM/24/3042 - A Certificate of Lawful Development was granted in February 2025 for the use of both buildings as independent residential dwellings.

Proposal:

This application seeks permission to demolish the Southern Dwelling 2 and replace it with an extension to Dwelling 1. The new extension is to be in the same rural timber barn architectural typology as the existing dwelling.

Dwelling 1 has owner occupiers who are a young family and the current dwelling has one bedroom in a studio type arrangement that is now unsuitable.

Dwelling 1 is to be extended, adding a separate Living Room and two bedrooms with Shower Room.

The new extension will continue the existing low roof profile of Dwelling 1 and connect the two seamlessly into one dwelling.

The materials used will match the existing, with timber shingle roof and horizontal oak cladding.

Sustainability:

Natural sustainable finishes are proposed, that have less impact on the environment and are appropriate for the rural setting.

A highly efficient heat pump serves to heat and cool the house, and this will be extended through the new extension.

Conclusion:

The proposed extended dwelling will not have any greater impact on the openness of the countryside due to the extension being contained within the footprint area of the demolished dwelling.

The proposed extended dwelling respects the existing roof heights and ridge line and does not add any additional height or bulk in relation to what is existing.

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