

## 3 Tall Oaks , Lindfield

### Planning Statement

Variation of Conditions 2 and 3  
Property: 3 Tall Oaks, Lindfield

#### 1. Introduction

This Planning Statement accompanies an application made under Section 73 to vary Conditions 2 (Approved Drawings) and 3 (Materials) attached to the existing planning permission for the above property.

The purpose of the application is to allow minor amendments to the external appearance of the approved development, specifically relating to cladding material and glazed openings, while retaining the overall scale, layout, and design intent of the consented scheme.

#### 2. Description of the Proposed Variations

The proposed variations are as follows:

- Condition 3 – Materials
  - Substitution of the approved zinc cladding with burnt timber cladding.
  - All other materials to remain as previously approved unless shown otherwise on the revised drawings.
- Condition 2 – Approved Drawings
  - Amendments to the size and arrangement of glazed openings, as shown on the revised drawings submitted with this application.

No changes are proposed to the building footprint, height, massing, or use.

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## 3. Design and Material Justification

The proposed burnt timber cladding provides a natural, high-quality finish that is appropriate to the residential character of the area and responds well to its setting. The material offers durability, low maintenance, and a subdued appearance that weathers naturally over time.

The revised glazed openings have been carefully considered to:

- Improve internal daylight and usability
- Maintain privacy and neighbour amenity
- Retain a balanced and coherent elevation design

Overall, the amendments represent a refinement of the approved scheme rather than a fundamental change.

## 4. Planning Assessment

The proposed variations are considered acceptable for the following reasons:

- The changes are minor and non-material in planning terms
- The development remains compliant with the principle of the original permission
- There is no adverse impact on:
  - The character or appearance of the area
  - Neighbour amenity
  - Highway safety or access
- The proposal continues to accord with relevant local and national planning policies

## 5. Conclusion

This application seeks a pragmatic variation of Conditions 2 and 3 to allow modest improvements to materials and glazing while maintaining the approved form and intent of the development.

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It is respectfully requested that the Local Planning Authority grants approval for the proposed variations.