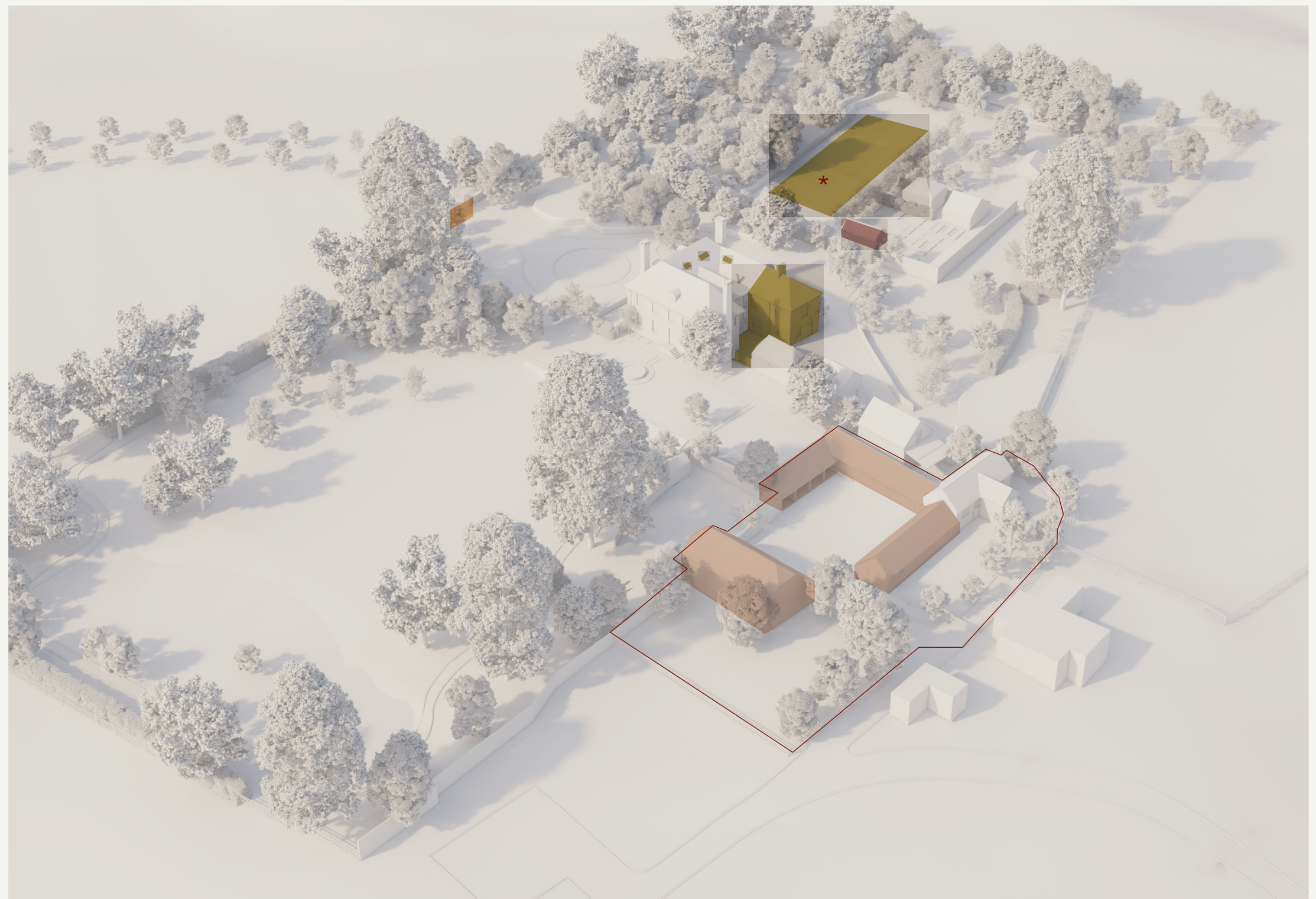




2.10 The Site Planning History

The adjacent provides a high level summary of respective planning applications that have occurred on the site over recent history, and informed the thinking in the forthcoming proposals.

Please refer to accompanying Planning statement by Whaleback for full details on the planning history and context.



- Application Boundary
- 2010 Approved works
- 2006 Approved with extant permission
(refer to parallel application for further details)
- 1998 Approved works
- 1987 / 88 Approved works
- Note swimming pool not implemented
as part of 1987 / 88 permission





The Site

2.11

Planning History

As set out in the planning statement by Whaleback, numerous applications have taken place in this area. Most recently, the permitted works in 2005 which are extant and form a fall back to this application. There are commonalities between this and the proposed works set out in this document. However notably, the barn is not proposed as an independent dwelling (as per the extant) and rather remains ancillary to the residents use.



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1
www.midsussex.gov.uk

Mr David Crowther
Sunte House
Birchen Lane
Haywards Heath
West Sussex

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 191 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

REFERENCE: DM/21/0793
PROPOSAL: TO OBTAIN FORMAL CONFIRMATION OF IMPLEMENTATION,
AND CONTINUED VALIDITY, OF THE EXISTING CONSENTS
HH/05/02450/FUL AND HH/05/02781/LBC (CONVERSION OF
REDUNDANT FARM BUILDINGS WITH EXISTING COTTAGE)
LOCATION: FORMER SUNTE FARMYARD, BIRCHEN LANE, HAYWARDS
HEATH, WEST SUSSEX
DECISION DATE: 29 APR 2021
CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

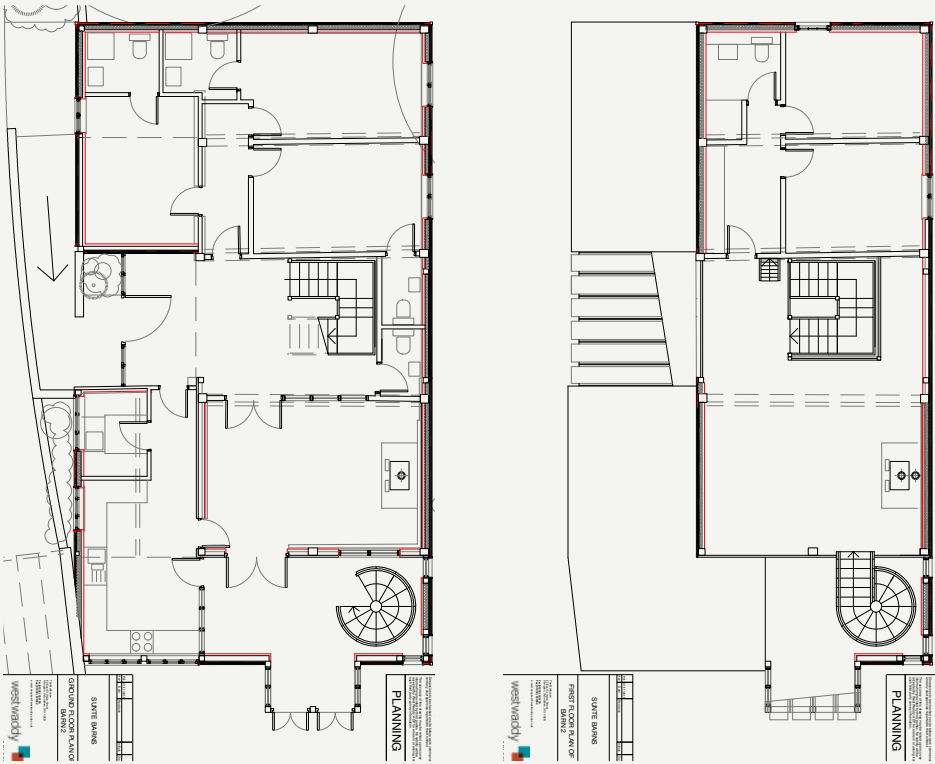
The Mid Sussex District Council hereby certify that on 3rd February 2021 the matter
described in the First Schedule hereto in respect of the land specified in the Second



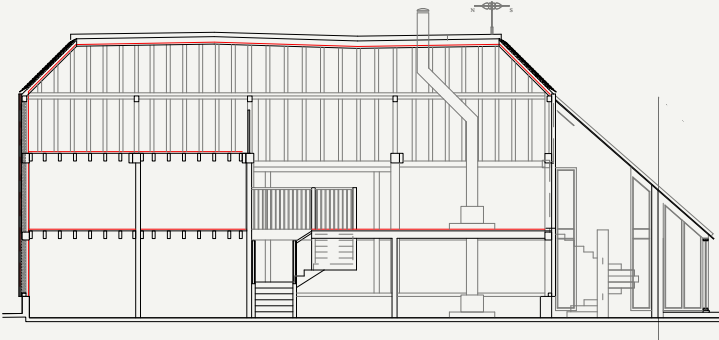
ABOVE: 2005 PERMITTED WORKS TO THE FARMYARD: GROUND FLOOR PLAN



ABOVE: MEANINGFUL START DOCUMENTED WITHIN STABLES



ABOVE: 2005 PERMITTED WORKS TO THE BARN: GROUND & UPPER PLANS



ABOVE: 2005 PERMITTED WORKS TO THE BARN: LONG SECTION

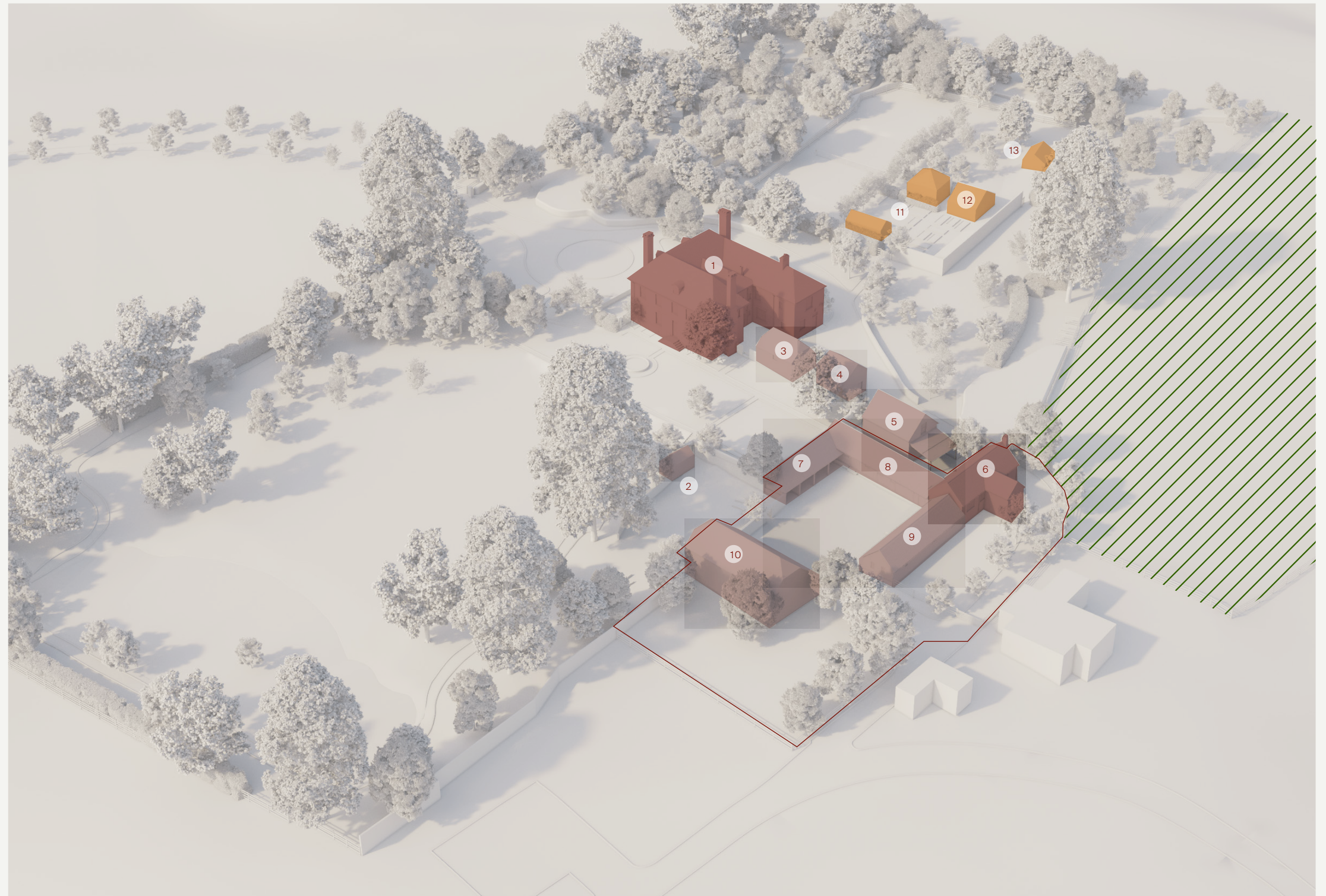
ABOVE: CERT OF LAWFUL DEVELOPMENT 2021



The Site

2.12 Existing Uses & Curtilage

The adjacent diagram reflects the existing uses across the site ownership. Whilst all are of residential use, currently a number of the outbuildings do not have the capacity for occupation given the poor state of fabric and water ingress. Consequently, many are used solely for storage purposes.



KEY

- 1: SUNTE HOUSE
- 2: WALLED GARDEN BUILDING
- 3: THE DAIRY
- 4: THE TOOL SHED
- 5: GARAGE
- 6: COTTAGE
- 7: BYRE
- 8: COW SHED
- 9: STABLES
- 10: BARN
- 11: SHELTERS
- 12: GREENHOUSE
- 13: SHED

- Application Boundary
- Residential - Occupation
- Residential - Outbuildings
- Residential - Leisure
- Grade 3a
Agricultural Land





2.13 The Site Considerations

KEY

- 1: SUNTE HOUSE
- 2: WALLED GARDEN BUILDING
- 3: THE DAIRY
- 4: THE TOOL SHED
- 5: GARAGE
- 6 COTTAGE
- 7: BYRE
- 8: COW SHED
- 9: STABLES
- 10: BARN
- 11: SHELTERS
- 12: GREENHOUSE
- 13: SHED
- 14: FORMAL GARDEN
- 15: WALLED GARDEN
- 16: LAKE
- 17: KITCHEN GARDEN
- 18: GARDENER'S COTTAGE
- 19: Paddock
- 20: FIELD
- 21: BIRCHEN LANE

Application Boundary

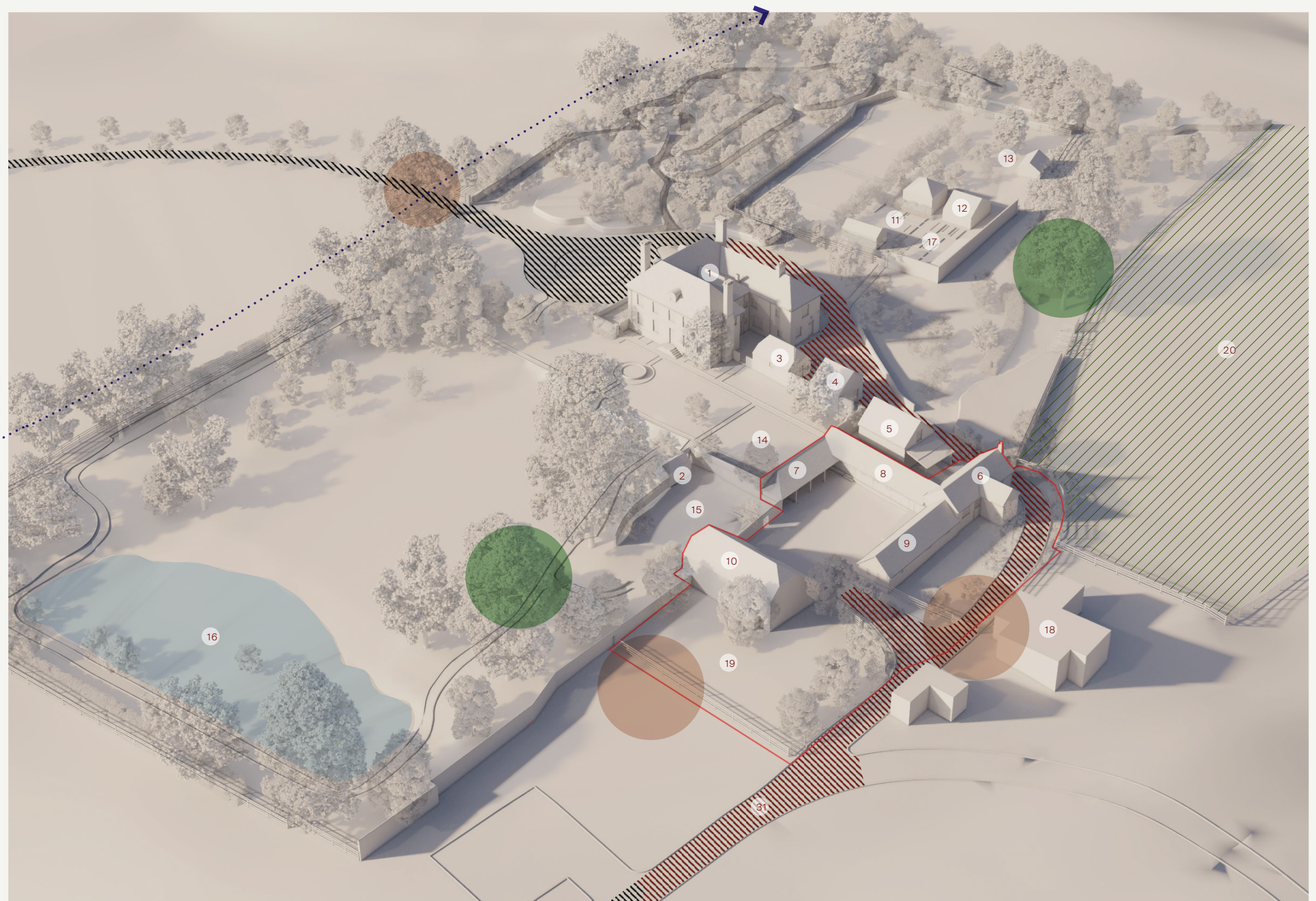
Public Footpath

Veteran Tree Constraints

Privacy Constraint

Access Driveway

Grade 3a
Agricultural Land





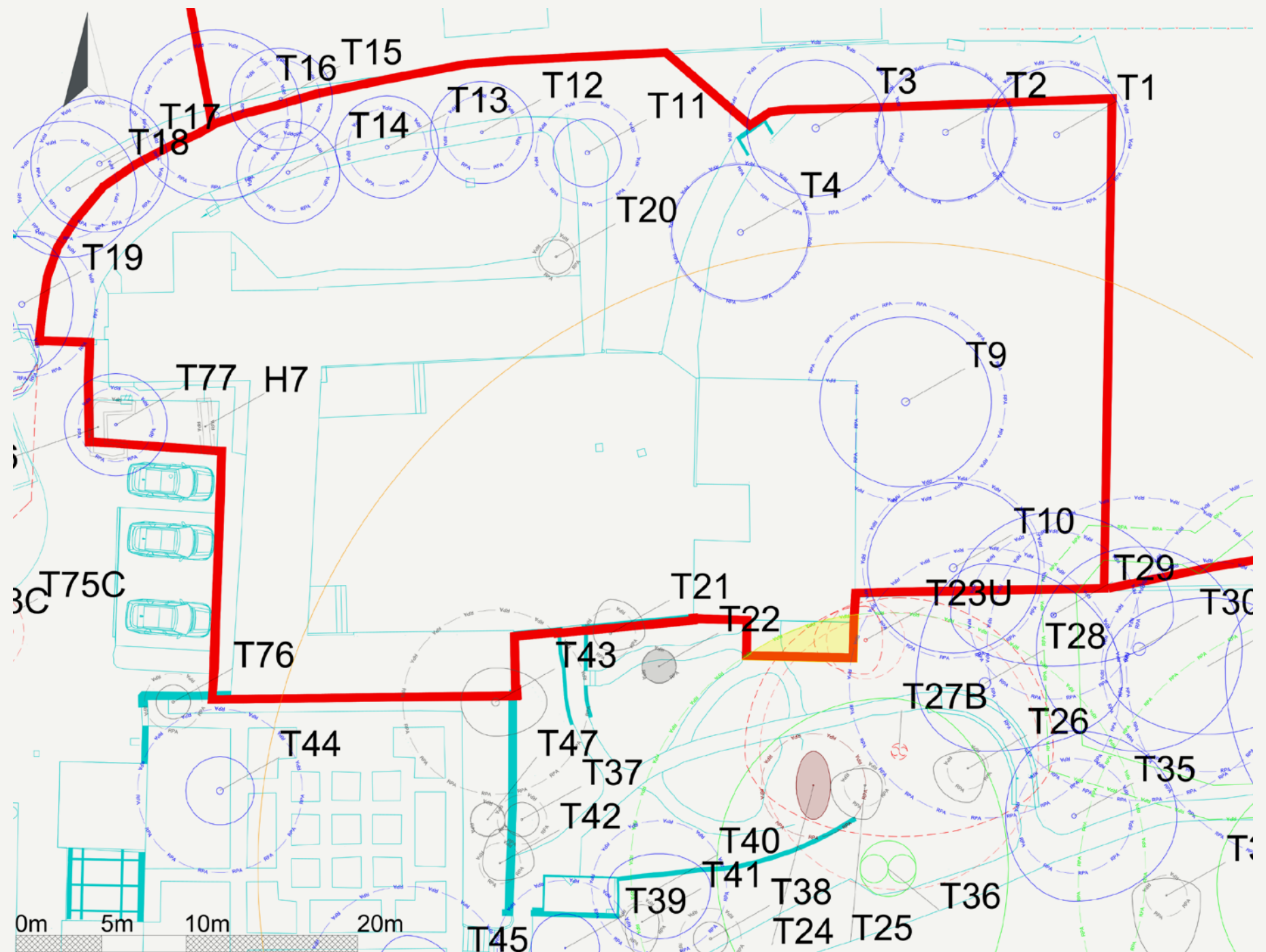
The Site

2.14 Tree Survey & Removal

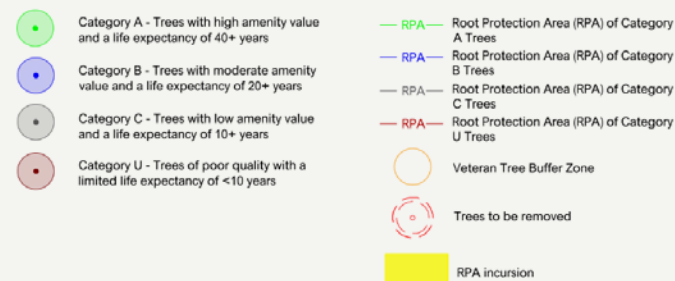
An arboricultural impact assessment has been commissioned to inform the proposals, which have sought to avoid tree removal wherever possible.

In total 1 category U tree is identified for removal to permit the works, with 1 Category B recommended for removal.

Please refer to the accompanying Tree Constraints Report by Urban Edge for further details.



TREE SURVEY PROVIDED BY URBAN EDGE



3.0 Existing Building Character

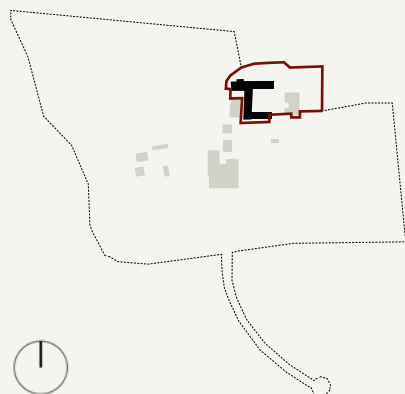


3.1

Existing Building Character

Setting: The Farmyard

The collection of buildings forming the farmyard sit to the North of the property, and consist of the stables, cow shed and byre, which currently all stand redundant with a number suffering from water ingress (as shown by the temporary tarpaulin) and in urgent need of repair. The courtyard to these is accessed from a short drive to the North from Birchen Lane, also via an aperture formed in the Grade II listed walled garden to the South.



ABOVE: EXISTING VIEW OF FARMYARD AND ASSOCIATIVE BUILDINGS

- KEY:
- 1: THE FARMYARD
 - 2: STABLES
 - 3: COW SHED
 - 4: BYRE
 - 5: COTTAGE
 - 6: GARAGE
 - 7: FORMAL GARDENS
 - 8: WALLED GARDEN
 - 9: BARN
 - 10: GARDENERS COTTAGE
 - 11: BIRCHEN LANE



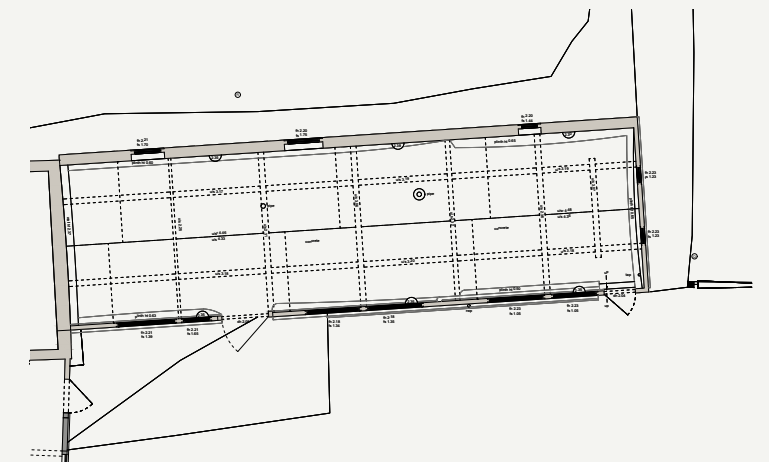
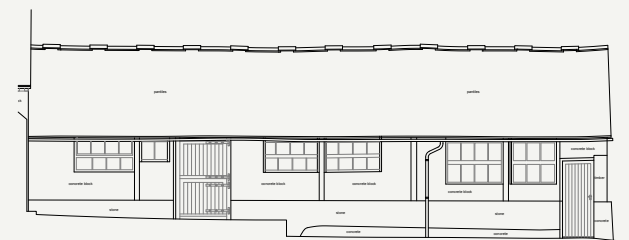
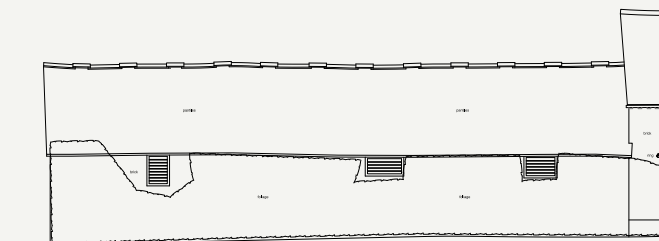
3.2

Existing Building Character

The Stables

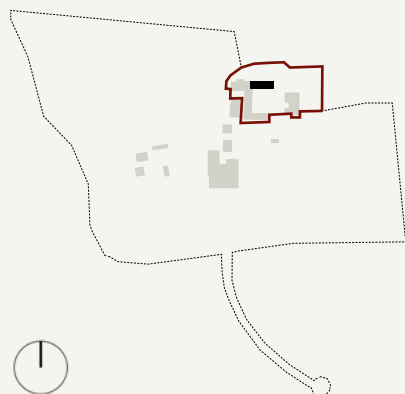
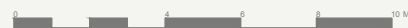
General notes

- Curtilage listed single storey building
- Extant planning permission
- Significant C20th alteration
- Absence of historical features internally
- Poor quality, concrete blockwork south facade
- Single glazed metal casement windows
- Modern replacement, clay tile roof
- Queen Post Timber beam system
- Building is currently derelict



GROUND FLOOR PLAN

ELEVATIONS



MAIN ENTRANCE



INTERIOR



QUEEN POST TRUSS SYSTEM



RAFTERS



SIDE ENTRANCE



3.3

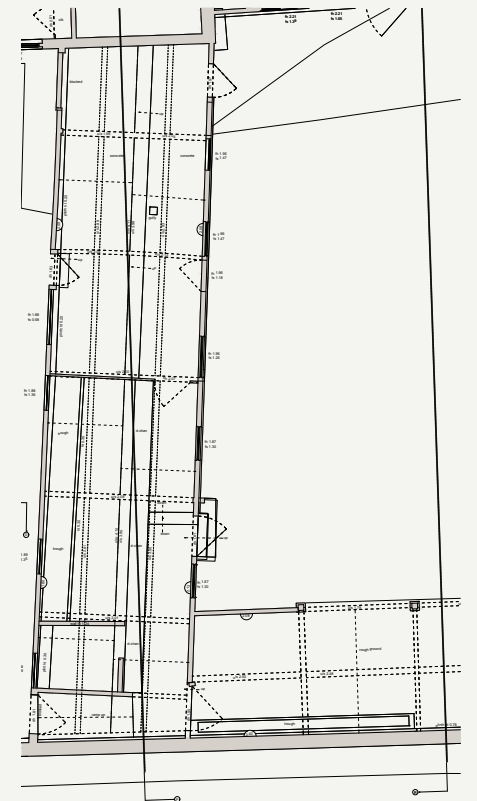
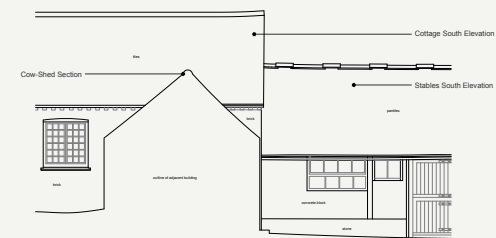
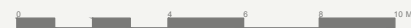
Existing Building Character The Cow Shed

General notes

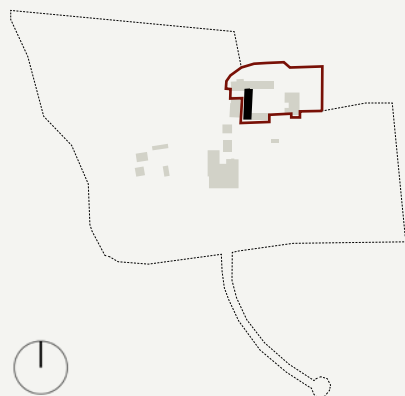
- Curtilage listed single storey building
- Extant planning permission
- Significant C20th alteration
- Absence of historical features internally, bar roof structure
- Poor quality, concrete block work east & west facade
- Single glazed metal casement windows
- Predominantly clay tile roof
- Queen Post Timber beam system
- Building is currently derelict suffering from significant water ingress and damage.



ELEVATIONS



PLAN



EXTERIOR



SIDE ENTRANCE



INTERIOR



BLOCKWORK AND RAFTERS



QUEEN POST TRUSS ROOF SYSTEM



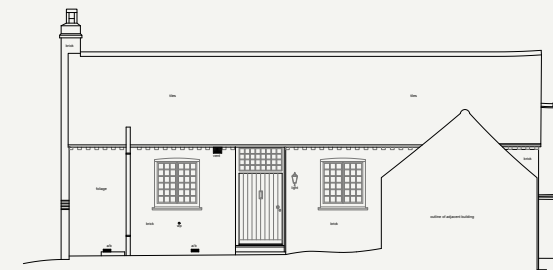
3.4

Existing Building Character

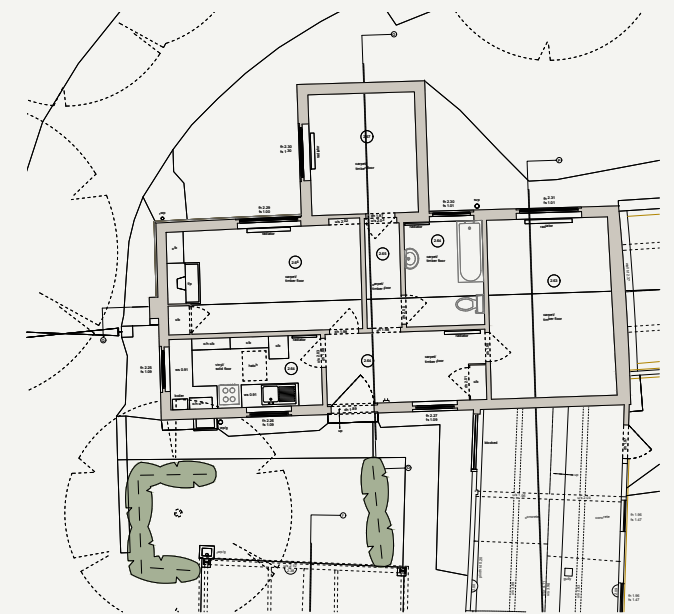
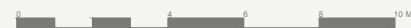
The Cottage

General notes

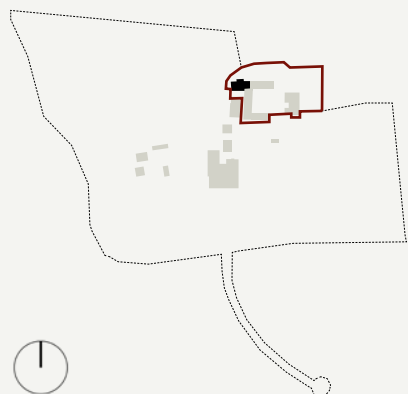
- Curtilage listed single storey building
- Red and grey brickwork facade (flemish-bond) to match the house
- Single glazed timber casement windows
- Predominantly clay tile roof
- Building is currently derelict suffering from water ingress and damage.



ELEVATIONS



PLAN



EXTERIOR



DINING AREA



KITCHENETTE VIEW



BATHROOM



LOUNGE DAMAGE



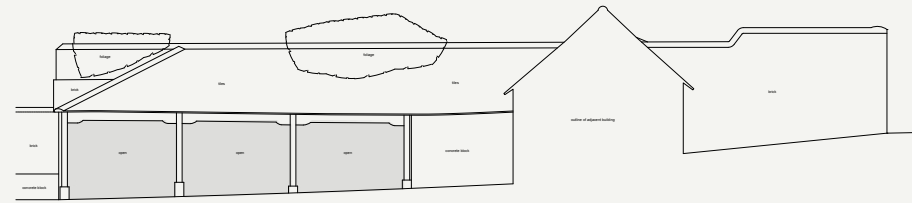
3.5

Existing Building Character

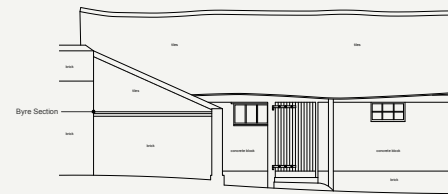
The Byre

General notes

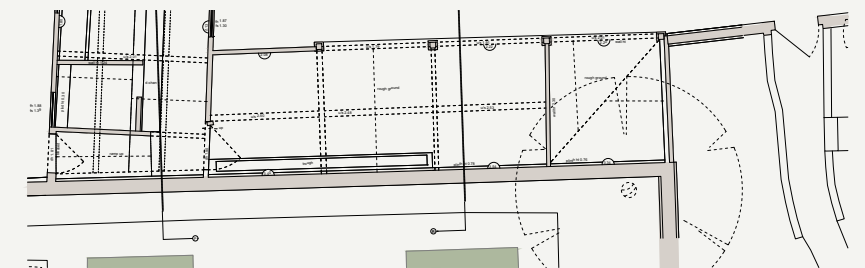
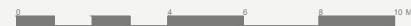
- Curtilage listed single storey building
- Extant planning permission
- Portions of C20th alteration
- Red Brick masonry supporting wall with timber roof structure
- Poor quality, modern concrete block work
- Lean to clay tile roof with significant vegetation overgrowth
- Building is currently open fronted and used for storage but suffering from neglect.



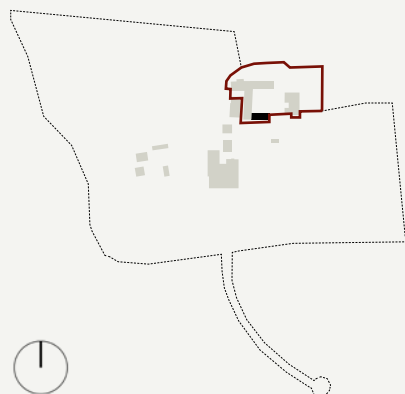
NORTH FACING ELEVATION



EAST FACING ELEVATION



PLAN



EXTERIOR



MOSS AND PLANTS OVERGROWN ON ROOF



INTERIOR



BLOCKWORK, RAFTERS AND BRICK WALL



TIMBER POST AND EAVES DETAIL



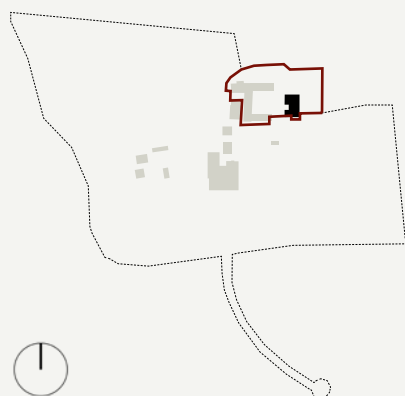
3.6

Existing Building Character

Setting: The Barn

The Barn forms the Eastern perimeter of the Farmyard, enclosing the courtyard and providing a boundary at its southern elevation, to the walled garden. Whilst not a historic structure, there is precedent of a historic barn in this location.

Internally, the barn is a single volume with the catslide roof providing localised spaces under the eaves. Currently the space forms a weather tight area for storage. To the east and north, a large portion of grassed area, named the paddock, forms the perimeter of the property ownership.



ABOVE: EXISTING VIEW OF BARN WEST ELEVATION TO FARMYARD

- KEY
- 1: THE BARN
 - 2: WALLED GARDEN
 - 3: WALLED GARDEN BUILDING
 - 4: THE FARMYARD
 - 5: THE BYRE
 - 6: THE STABLES
 - 7: BIRCHEN LANE
 - 8: THE Paddock