

From: Anna Tidey
Sent: 08 January 2025 12:01:33 UTC+00:00
To: "applications@alphaplanning.ltd.uk" <applications@alphaplanning.ltd.uk>
Subject: DM/24/2924 - Moatlands, Vowels Lane, West Hoathly
Attachments: Decision Notice DM220536.pdf

Dear Mr Gurtler

I am the Planning Officer assigned to determine your application under DM/24/2924 to Vary Condition 2 relating to DM/22/0536. I visited the site yesterday afternoon and I have spoken with Joseph Swift, Senior Planning Officer, who handled the original application for DM/22/0536 to understand the planning history on this site.

I note that the description for the application under DM/22/0536 was: 'Conversion from existing garages and studio into a dwellinghouse, together with the construction of a detached pair of garages associated with the dwelling (retrospective)', see Decision Notice attached.

I have reviewed the information that is submitted with the current application DM/24/2924. I note that in your covering letter you seek to alter the parking provision for the dwelling permitted under DM/22/0536, to provide two external parking spaces instead of the originally proposed garaging. The approved plans for DM/22/0536 shows parking provision for two cars located within the adjacent separate building on the site, contained within the site boundary, outlined by a red line.

I am sorry, but I am of the opinion that I cannot determine your current application. The application represents the wrong approach to the issue.

I believe that the separate garage building is wholly linked to the approved dwelling as clearly stated within the description of development. The purpose of the garage building is to provide linked parking space for the new dwelling, in one planning unit. It was clearly approved as such. Without this associated use being implemented the garage represents an unauthorised development on the site.

I recommend that the application under DM/24/2924 is Withdrawn, and I request that this is done in writing by return email.

As an alternative I suggest the following way forward:

- Apply for planning permission for the conversion from existing garages and studio into a dwellinghouse, with the two associated external parking spaces, as illustrated on submitted Drawing 001. As the new dwelling has already been approved there would be no requirement for further SAMM and SANG contributions.

- If the garage building is to be retained on the site, and an alternative use/s are proposed for its retention, a new application is required for its proposed future use, which would be separated from the original planning unit.
- Alternatively, if it is not built and used for its intended purpose (garages associated with the dwelling) the building would be unauthorised. MSDC would have the option to commence Enforcement proceedings for its removal, and for the reinstatement of the land to its former condition.

I look forward to hearing back from you to confirm your clients intended way forward.

I should advise you that I shall be on a period of leave from the end of 10th January until 21st January 2025.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



- SAVE A TREE Only print this email if absolutely necessary.