

2 December 2025

Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

JC/Let/P2304i

Dear Steven,

Application under Section 73 for variation of condition 37 relating to planning permission DM/25/2428 in order to allow revised drawings to layout and design at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

We are contacting you on behalf of our client, **Antler Homes**, seeking permission under Section 73 for amendments to the development approved under reference DM/25/2428 (Condition 37). This application has been submitted online via the Planning Portal under reference **PP-14471999**.

This application seeks amendments to approved plans to amend the footprint of plots 47-50, alongside minor material alterations to the elevations of other areas of the development. These primarily entail amendments to the layout, scale, and style of the windows and doors.

Planning History

The following planning history is considered of relevance to this application:

DM/22/2832 – Demolition of existing buildings and erection of residential redevelopment scheme comprising 2 x three storey buildings containing 15 apartments together with 35 x three and four bedroom houses, 105 car and garage spaces, associated landscaping and open space. 'Additional supporting information (Viability Report) received 26th October 2022.' (Amended elevations to plots 1 to 6 and plot 47 received 30th November 2022). (Approved 19 November 2024).

DM/25/2428 - Variation of conditions 3, 4, 5, 6a, 7 and 13 relating to reference DM/22/2832 to amend wording of the conditions to explicitly exclude demolition from their time triggers. (Approved 7 November 2025).

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Planning Strategy

This application follows the approval of Section 73 Application under reference DM/25/2428, which sought to amendments to enable demolition on the site without breaching relevant conditions. It is the intention of the applicant that demolition will commence in line with that permission, potentially whilst this application is being still being determined.

Following this submission, it is intended that the resultant permission will be the final implemented version, with which the applicant will commence development beyond demolition. It is for this reason that this application seeks to amend that permission and not the original permission (DM/22/2832).

It should also be noted that applications are forthcoming for the discharge of conditions: one for the discharge of all pre-demolition conditions and one for the discharge of all pre-commencement (excluding demolition) conditions. Should any conditions be discharged prior to the determination of this application, we request that those be worded as compliance only within any permission resulting from this application to avoid any ambiguity.

Proposed Design Changes

This application requests amendments to the siting of plots 47-50 and alterations to the elevations across the development.

The amendments to the siting of plots 47-50 are discussed in the included Design Statement, but to summarise, the desire to improve pedestrian access to the neighbouring property has presented the need to re-site these units. This represents an improvement over the approved layout, with a wider accessway and greater sense of arrival afforded by the site entrance area.

Units 47-50 have consequently been marginally reduced in footprint, with the southeastern wall shifted inwards. The entrance to unit 47 has also been relocated to the northern elevation as a result of the identified constraints.

Additional changes across the scheme are proposed to the elevations, primarily relating to the size, position, and detailing of windows. These include the removal of roof terraces from Plots 7 to 15 and 16 to 24, and the reorganisation of window openings across several plots to reflect revised internal layouts. The overall massing and roof forms remain consistent with the approved design, with any massing differences being minor and confined to the interior of the site. Window alterations are limited to small adjustments in size or location, with any additional or larger openings being minor in nature and retaining the same general pattern and function as the consented scheme.

Internally, a number of properties now incorporate a home working study space either as a separate study or within the open plan living spaces. This is considered to be of significant benefit to the future occupiers, facilitating working from home practices and thus reducing the need to travel, improving the sustainability of the development.

In Flat Block 1 (Plots 1-6) this has been facilitated by extending the floorplan of the southern units into the balcony spaces. The floor area of these units is therefore proposed to be increase slightly. This change does not increase the overall footprint of the built area. The size of the balconies is therefore to be reduced.

The traditional design detailing now proposed is more in keeping with the surrounding context, responding more sympathetically to the style of the neighbouring properties. In contrast to the approved scheme, the revised design draws more positively from its setting.

The proposed design maintains the formal symmetry and rhythm of the approved design by implementing a similar design strategy. Fenestration is arranged in a vertically grouped arrangement, and the rhythm of the gable end roofline is consistent with the original design.

For full details of all proposed changes, please refer to the Design Document and accompanying plans.

Neighbouring Amenity

The proposed amendments have been carefully considered to ensure there is no material change in relation to the impacts on neighbouring amenity when compared to the approved scheme. Whilst minor alterations are proposed to the arrangement and detailing of certain windows, the overall layout, scale, and building orientation remains entirely consistent with that previously approved by the Council. As such, the established relationship between dwellings within the site and neighbouring properties is preserved.

In particular, the proposals do not introduce any changes that would materially increase the potential for overlooking, loss of privacy, or undue sense of enclosure for neighbouring occupiers or future residents of the development. The separation distances, building heights, and general massing remain as approved, ensuring that the carefully balanced relationships recognised during the original application are maintained. In several instances, the amendments in fact reduce amenity impacts, including the removal of roof terraces on Plots 7 to 15 and 16 to 24, reducing opportunities for overlooking of both neighbouring properties and within the development. The reduction of some balconies on flat blocks, specifically Flat Block 1 (Plots 1-6), further reduces the potential of overlooking.

Where additional or reconfigured windows are proposed adjacent to the site boundaries, these predominantly either serve non-habitable rooms or secondary aspects and can, where appropriate, be conditioned to be obscure glazed in line with the original planning permission.

In this context, the revised scheme does not represent a departure from the design principles or amenity considerations underpinning the original consent. The proposals maintain the same intensity and pattern of built form, ensuring that the impact upon neighbouring properties remains comparable to, or indeed less than, that previously deemed acceptable.

Overall, the amendments respect the established design rationale and amenity strategy of the consented development. The scheme therefore continues to comply with the relevant provisions of Local Plan Policy DP26.

Other Planning Matters

Considering other planning matters, the proposed amendments remain fully consistent with the overall design ethos of the approved scheme. The established scale, form, and character are maintained, and the refined detailing enhances the coherence and contextual fit of the development. Accordingly, the changes are considered acceptable in design terms.

In respect of Heritage Assets, the more traditional styling now proposed will better complement the character of nearby historic buildings, providing a more sympathetic and contextually appropriate design response. The amendments would therefore continue to preserve, and in some respects improve, the relationship with surrounding heritage assets and are acceptable in heritage terms. In addition, the proposal would continue to conserve the natural beauty of this part of the High Weald Area of Outstanding Natural Beauty.

Regarding all other planning matters identified within the Committee Report, the proposed amendments do not result in any additional or materially different impacts when compared to the approved scheme. Given the close alignment with the previously consented development there are no material changes in relation to the consideration of Crime Prevention; Sustainable Design and Construction; Affordable Housing; Noise; Access, Parking and Highway Safety; Drainage; Infrastructure; Contaminated Land; Ecological Matters; or Impact on Ashdown Forest. The proposed amendments are therefore considered acceptable in planning terms.

In summary, the proposed amendments maintain full consistency with the approved development and the wider policy objectives for the site. The scheme remains an allocated housing site within the Ashurst Wood Neighbourhood Plan and will continue to deliver 50 new homes in a sustainable and deliverable manner, contributing positively to local housing supply.

Submissions

For the avoidance of doubt, the following table sets out which previously approved plans are intended to be superseded by the corresponding proposed plans.

It should be noted that the approved drawings were issued by individual unit type rather than by block, whereas the amended drawings group multiple unit types within single documents. As a result, certain approved plans appear more than once within the table to clearly indicate all corresponding replacement drawings.

Approved Plans (to be superseded)	Proposed (Amended) Plans
A2053_003 Proposed Block Plan	PL.02 - SITE LAYOUT PLAN - REV.B
A2053_033 - Unit Type B2 Proposed Floorplans	PL.10 - A2 & B2 - PLOTS 47 & 48 - FLOOR PLANS & ELEVATIONS - REV.B
A2053_030 - Unit Type A2 Proposed Floorplans	
A2053_036 - Unit Type C2 Proposed Plans	PL.11 - C2 - PLOTS 49 & 50 - FLOOR PLANS & ELEVATIONS - REV.A

A2053_037 - Unit Type C2 Proposed Elevations A2053_038 - Unit Type C2 Proposed Elevations	
A2053_039 - Unit Type D1 Proposed Floorplans A2053_045 - Unit Type E1 Proposed Plans	PL.12 - D1 & E1 - PLOTS 31 TO 34 - FLOOR PLANS - REV.A
A2053_046 - Unit Type E1 Proposed Elevations A2053_047 - Unit Type E1 Proposed Elevations A2053_040 - Unit Type D1 Proposed Elevations A2053_041 - Unit Type D1 Proposed Elevations	PL.13 - D1 & E1 - PLOTS 31 TO 34 - ELEVATIONS - REV.A
A2053_039 - Unit Type D1 Proposed Floorplans A2053_045 - Unit Type E1 Proposed Plans A2053_046 - Unit Type E1 Proposed Elevations A2053_047 - Unit Type E1 Proposed Elevations A2053_040 - Unit Type D1 Proposed Elevations A2053_041 - Unit Type D1 Proposed Elevations	PL.14 - D1 & E1 - PLOTS 35 TO 37 - FLOOR PLANS & ELEVATIONS - REV.B
A2053_051 - Unit Type F1 Proposed Plans A2053_052 - Unit Type F1 Proposed Elevations A2053_053 - Unit Type F1 Proposed Elevations A2053_060 - Unit Type G1 Proposed Plans A2053_061 - Unit Type G1 Proposed Elevations A2053_062 - Unit Type G1 Proposed Elevations	PL.15 - F1 & G1 - PLOTS 26 TO 28 - FLOOR PLANS & ELEVATIONS - REV.A
A2053_078 - Unit Type L1 Proposed Plans A2053_081 - Unit Type L2 Proposed Plans A2053_054 - Unit Type F2 Proposed Plans	PL.16 - L1, L2 & F2 - PLOTS 19 TO 25 - FLOOR PLANS - REV.A
A2053_079 - Unit Type L1 Proposed Elevations A2053_080 - Unit Type L1 Proposed Elevations	PL.17 - L1, L2 & F2 - PLOTS 19 TO 25 - ELEVATIONS - REV.A

A2053_082 - Unit Type L2 Proposed Elevations A2053_083 - Unit Type L2 Proposed Elevations A2053_055 - Unit Type F2 Proposed Elevation A2053_056 - Unit Type F2 Proposed Elevations	
A2053_063 - Unit Type H1 Proposed Plans A2053_066 - Unit Type H2 Proposed Plans A2053_069 - Unit Type J1 Proposed Plans	PL.18 - H1, H2 & J1 - PLOTS 7 TO 15 - FLOOR PLANS - REV.A
A2053_064 - Unit Type H1 Proposed Elevations A2053_065 - Unit Type H1 Proposed Elevations A2053_067 - Unit Type H2 Proposed Elevations A2053_068 - Unit Type H2 Proposed Elevations A2053_070 - Unit Type J1 Proposed Elevations A2053_071 - Unit Type J1 Proposed Elevations	PL.19 - H1, H2 & J1 - PLOTS 7 TO 15 - ELEVATIONS - REV.A
A2053_075 - Unit Type K1 Proposed Plans A2053_076 - Unit Type K1 Proposed Elevations A2053_077 - Unit Type K1 Proposed Elevations A2053_078 - Unit Type L1 Proposed Plans A2053_079 - Unit Type L1 Proposed Elevations A2053_080 - Unit Type L1 Proposed Elevations A2053_051 - Unit Type F1 Proposed Plans A2053_052 - Unit Type F1 Proposed Elevations A2053_053 - Unit Type F1 Proposed Elevations	PL.20 - K1, L1 & F1 - PLOTS 16 TO 18 - FLOOR PLANS & ELEVATIONS - REV.A
A2053_084 - Unit Type M1 Proposed Plans A2053_085 - Unit Type M1 Proposed Elevations A2053_086 - Unit Type M1 Proposed Elevations	PL.21 - M1 - PLOTS 29 & 30 - FLOOR PLANS & ELEVATIONS - REV.A

A2053_010 A - Plots 1-6 (Block 1) Proposed Plans A2053_011 A - Plots 1-6 (Block 1) Proposed Plans A2053_012 A - Plots 1-6 (Block 1) Proposed Plans A2053_013 A - Plots 1-6 (Block 1) Proposed Plans A2053_014 A - Plots 1-6 (Block 1) NW Elevations A2053_015 A - Plots 1-6 (Block 1) SE Elevations A2053_016 A - Plots 1-6 (Block 1) S Elevation A2053_017 A - Plots 1-6 (Block 1) SE Elevation	PL.22 - BLOCK 1 - PLOTS 1 TO 6 - FLOOR PLANS & ELEVATIONS - REV.B
A2053_020 - Plots 38-46 (Block 2) Proposed Plans A2053_021 - Plots 38-46 (Block 2) Proposed Plans Proposed A2053_022 - Plots 38-46 (Block 2) Proposed Plans A2053_023 - Plots 38-46 (Block 2) Proposed Plans A2053_024 - Plots 38-46 (Block 2) NE Elevation A2053_025 - Plots 38-46 (Block 2) SW Elevation A2053_026 - Plots 38-46 (Block 2) NW and SE Elevations	PL.23 - BLOCK 2 - PLOTS 38 TO 46 - FLOOR PLANS & ELEVATIONS - REV.A
A2053_006 - Proposed Site Elevations 01_02_03	PL.24 - STREET SCENE & EXTERNAL MATERIALS - REV.A

We trust that all submitted plans can be detailed in the list of approved documents accordingly.

Conclusion

This Section 73 application seeks minor material amendments to the approved development at Wealden House, as permitted under reference DM/25/2428 (Condition 37). The proposals include modest adjustments to the siting of certain units and minor alterations to the elevations and detailing across the development.

The changes maintain the approved designs form, scale, and overall quality, ensuring the development remains consistent with the character and intent of the original permission.

These amendments are sought to improve upon the original scheme and ensure the swift delivery of 50 dwellings. We trust that the proposals will be considered acceptable and approved accordingly.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely

ECE Planning

