

2086 – 60 Blunts Wood Road

Planning Statement (VoC)

Overview

This Planning Statement has been prepared in support of a Variation of Condition Application for the existing Householder Planning Permission at 60 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1NB.

Existing Permission

DM/25/1145

Approved 31.07.2025

Permission was granted for a new porch to front of the house, extension of utility room, extension out from rear of garage and removal of wall between kitchen and dining room to form one room and raising roof of garage to create room above.

The works have begun but are not yet complete.

Proposed Variation

The application seeks to vary Condition 2, which refers to the plans and documents considered when making the decision.

Relevant approved drawings referred to:

Proposed Block Plan 2086_00_11 – Version A
Proposed Floor Plans 2086_00_13 – Version A
Proposed Elevations 2086_00_14 – Version A

Proposed drawings to be referred to:

Proposed Block Plan 2086_00_11 – **Version B**
Proposed Floor Plans 2086_00_13 – **Version B**
Proposed Elevations 2086_00_14 – **Version B**

Reasoning

The proposed variation of condition would allow for the window above the garage door (east elevation) to be omitted, and for two Velux windows to be added in its stead.

The approved window position was permitted through compromise following negotiation with the case officer relating to the proposed raised height of the garage roof.

Extract from the Delegated Decision, dated 31.07.2025:

“Revised plans have therefore been provided that have reduced the proposed roof hight[sic]. Whilst it would be taller than neighbouring properties it would not appear excessively high or visually jarring. It is considered that the proposed increase would not result in the garage appearing overly dominant in relation to the main house and the use of materials to match would provide a consistent finish. A first floor window has been included, however this is consistent with neighbouring properties. It is therefore concluded that the revised plans would not result in works that would be significantly harmful to the character of the building or the character of the surrounding area.”

In practical terms, the approved window cill height is unsuitable for the proposed accommodation (only 45cm from floor level). Whilst the omission of the approved window means that the proposals would lose some similarity with neighbouring properties, the resultant blank wall would only be 75cm taller than the original and *existing* blank façade.