

SECTION 73 (VARIATION OF CONDITION) SUPPORTING STATEMENT

HATCHGATE COTTAGE,
HATCHGATE LANE,
CUCKFIELD
RH17 5DU

REF: DM/23/3021



1. INTRODUCTION

Approval Description:

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 5 HOMES WITH ACCESS FROM HATCHGATE LANE TOGETHER WITH PARKING, LANDSCAPING AND ASSOCIATED WORKS.

FULL PLANNING APPROVAL REF: DM/23/3021

Granted 31st July 2024

This application seeks to vary Condition 2 (Approved Plans and Plan Schedule) and Condition 3 (External Materials).

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01 THE PURPOSE OF THIS APPLICATION

This application seeks approval to amend the details of Conditions 2 and 3 in order to facilitate a change to the specification and colour of external cladding materials on the dwelling designs approved for Plots 1 and 5. The following paragraphs detail each condition requiring adjustment and the information that has been submitted in this application.

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.01 - Condition 2

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

RESPONSE

The Schedule of Plans listed at the end of the Approval document requires adjustment in order to facilitate the substitution of the relevant approved plans with new plans showing the change in the elevational materials on Plots 1-5. Within the Schedule the following plans should be removed:

- Places Architects - Proposed Street Scenes - P018-R1
- Places Architects - House Type 2 - Plots 1 & 5 - P011-R5

They should be replaced with the following drawings prepared by MJB Architecture:

- 2724SILCUCKVC-PLN100-2724-VC-2 HSE TYPE 2 - P1 P5
- 2724SILCUCKVC-PLN100-2724-VC-1 STREET SCENES

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.02 - Condition 3

No development shall be carried out above ground level unless and until a samples of materials and finishes to be used for external walls and roofs of the proposed building with a have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

RESPONSE

The external materials shown for the approved dwelling designs on Plots 1 and 5 have changed. In addition to this, the materials proposed for all dwellings within the development have now been selected and detailed on the Schedule of External Materials prepared by MJB Architecture and submitted with this application. Therefore, if the materials for all dwellings are now deemed acceptable, then Condition 3 can be re-worded to state the following:

The external materials for all dwellings approved under this development shall be in accordance with the approved Schedule of External Materials prepared by MJB Architecture dated August 2025 and retained thereafter.