

Supporting Statement: Section 73 Application

Site Address: 60 Cants Lane, Burgess Hill, West Sussex, RH15 0LS

Original Application Reference: DM/25/1954

Case Officer: Anna Tidey

Date: 16/04/2026

1. Introduction

This statement is submitted under Section 73 of the Town and Country Planning Act 1990 to vary **Condition 2** (Approved Plans) and **Condition 3** (Materials) of planning permission DM/25/1954. Following a site-led redesign and discussions with Case Officer Anna Tidey, this application seeks to regularise a reduced-scale proposal that is currently partially constructed.

2. Proposed Variations

The applicant seeks to amend the approved scheme as follows:

- **Scale and Use:** The proposal has been reduced from a small front extension to a large porch. The internal room with toilet has been removed from the scheme.
- **Construction Method:** The structure is now timber-framed rather than brick-built, though it remains fully insulated.
- **External Cladding:** The exterior is finished in **Bison Batten Cladding (Brown)**, replacing the approved brickwork (see included photos).
- **Roof Detail:** The tiled roof remains as approved, with eaves extending over the boundary. A **Section 1 (Party Wall Act) Notice** has been served to the affected neighbour.

3. Justification for Amendments

The changes were necessitated by unforeseen technical and site constraints:

- **Ground Conditions:** Significant difficulties were encountered while digging foundations, making the original extension footprint unviable.
- **Drainage:** Connection to the mains drain for the proposed toilet proved unfeasible, leading to the decision to revert the structure to a porch use only.
- **Visual Integration:** The use of Brown Bison Batten cladding was chosen specifically to harmonise with the existing tile-hung upper portion of the dwelling, providing a cohesive aesthetic.

4. Context of Submission

This application follows a misunderstanding regarding Permitted Development (PD) rights. The builder was incorrectly advised that the PD limit applied to internal dimensions. Upon realising that the external footprint exceeds PD limit and thus requires formal planning consent, the applicant immediately ceased works and contacted the Planning Office. This application is submitted following the direct advice of Anna Tidey to ensure the development is fully compliant.

5. Conclusion

The revised scheme represents a significant **reduction in massing** and volume compared to the originally approved extension. It maintains the character of the area and resolves the technical constraints of the site. We respectfully request that the Council approves these variations.

