

Planning Statement

Section 73 Application – DM/21/1567

17 Lewes Road, Haywards Heath

This statement supports an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 4 (Approved Plans) attached to planning permission DM/21/1567.

The application seeks approval for minor amendments to the approved garage design, namely a revised front elevation door arrangement and a side access door, together with substituted plans reflecting the development as it is being built.

Planning permission DM/21/1567 was granted on 12 August 2021 for a proposed garage block and extension to existing hardstanding.

Following subsequent advice from the Local Planning Authority, a Section 96A Non-Material Amendment application has been submitted to amend the wording of the original permission by removing the reference to “(AMENDED PLANS RECEIVED 07/07)”, allowing this Section 73 application to proceed.

The approved development was lawfully commenced within the required three-year period.

Material operations took place in June and July 2022 through excavation works, engineering operations and implementation of the approved hardstanding area, which formed part of the permitted development.

Photographic evidence dated 29 June 2022 and 1 July 2022 is appended to this statement. Accordingly, the planning permission remains extant.

The garage has been inspected on site and measured by Clare Beauchamp, Planning Investigations Officer on Wednesday 22nd April 2026. It was confirmed during the site meeting that the scale of the building did not exceed the dimensions in the planning permission, and was in fact smaller than the originally approved scheme.

The amendments do not increase the footprint, height, bulk or overall impact of the approved development.

The revised two-door arrangement and side access door arose following professional design advice to provide a more balanced and sympathetic appearance in relation to the host dwelling. The amended design better reflects the symmetry and traditional Art Deco character of the house.

The proposed amendments do not result in overlooking, loss of privacy, loss of light, overbearing impact, noise disturbance or any other material harm to neighboring amenity.

The amendments are modest in nature, improve the appearance of the garage, do not increase its scale, and cause no material planning harm.

The application therefore respectfully seeks approval of the variation to Condition 4 and the substituted plans submitted with this application.

Appendix A – Commencement Evidence Photographs

Photo 1



Add a Caption

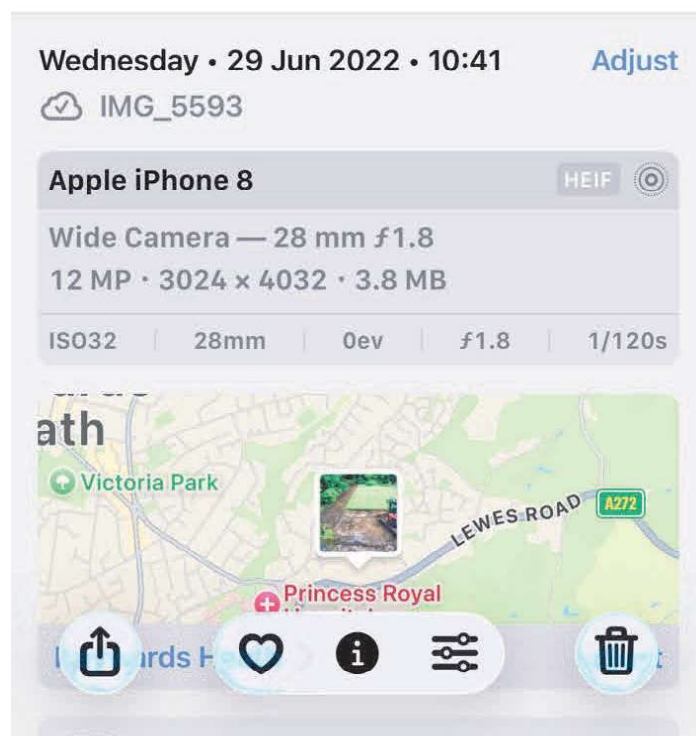


Photo 2



Add a Caption

Wednesday • 29 Jun 2022 • 10:41

Adjust

IMG_5594

Apple iPhone 8

HEIF



Wide Camera — 28 mm $f1.8$

12 MP • 3024 × 4032 • 4 MB

ISO32

28mm

0ev

$f1.8$

1/120s

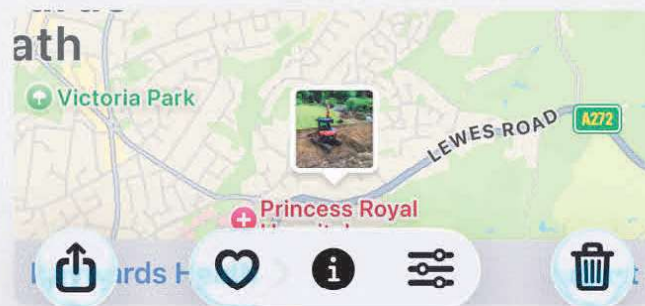


Photo 3



Add a Caption

 Look Up **Landmark** >

Friday • 1 Jul 2022 • 10:05

[Adjust](#)

 IMG_6426

Apple iPhone 12 Pro

HEIF

Wide Camera — 26 mm f1.6

12 MP • 4032 × 3024 • 3.9 MB

ISO32

26mm

0ev

f1.6

1/940s

