

PLANNING STATEMENT

Section 73 application to vary condition 2 of planning permission DM/25/2298

12 Brook Lane, Lindfield, Haywards Heath, West Sussex

Application type	Section 73 application
Existing permission	DM/25/2298, granted 5 November 2025
Original description	Householder application to allow for a two storey side extension, two storey and single storey rear extension, new front porch and new entrance gates.
Proposed variation	Variation of condition 2 (approved plans) to allow limited amendments to the approved drawings only.

1. Introduction

This Planning Statement has been prepared in support of an application made under section 73 of the Town and Country Planning Act 1990 to vary condition 2 of planning permission DM/25/2298 in relation to 12 Brook Lane, Lindfield, Haywards Heath, West Sussex.

Planning permission DM/25/2298 was granted on 5 November 2025 for a householder application to allow for a two storey side extension, two storey and single storey rear extension, new front porch and new entrance gates. Condition 2 of that permission requires the development to be carried out in accordance with the approved plans.

This application seeks a focused amendment to the approved plans condition only. It does not seek to alter the description of development and it does not propose any change to the approved footprint of the development. The principle of extending the dwelling in the manner previously approved therefore remains established.

2. Relevant Planning History

The operative planning permission for the site is DM/25/2298. The decision notice confirms that the approved development comprises a two storey side extension, two storey and single storey rear extension, new front porch and new entrance gates, and that the development is to be carried out in accordance with the plans referred to in the consideration of that application.

The decision notice also confirms that no external materials shall be used other than those specified on the approved plans and application form. This section 73 application therefore seeks to regularise the proposed design refinements by securing an updated approved plans condition and, where relevant, the associated material changes shown on the revised drawings.

3. Nature of the Proposed Amendments

The amendments sought through this section 73 application are limited and clearly defined. They comprise the following:

- Increased parapet height to the existing ground floor projection, as the approved design would otherwise provide an internal ceiling height of approximately 2100mm only.
- Black window and door frames to the rear elevation only.
- A design change to one set of new rear patio doors.
- New roof windows to serve the first floor landing.

For the avoidance of doubt, no change to the approved footprint is proposed. The overall scale and extent of development at ground level therefore remain as previously approved.

4. Planning Assessment

4.1 Scope of this application

This application concerns variation of the approved plans condition only. The Local Planning Authority has already accepted the principle of the approved extensions under planning permission DM/25/2298. The issue now is whether the amended drawings remain acceptable in planning terms having regard to their effect on the character and appearance of the host dwelling, the surrounding area, and neighbouring residential amenity.

4.2 No change to the approved footprint or overall development concept

A significant material consideration is that the revised scheme does not increase the approved footprint. The relationship of the development to boundaries, the rear garden and the established pattern of built form therefore remains materially as previously approved.

This is not an application for a larger extension or a materially different form of development. Rather, it is an application for modest design refinement to a scheme whose principle and overall form have already been found acceptable.

4.3 Increased parapet height to the existing ground floor projection

The increase in parapet height is required for a practical and legitimate design reason. As approved, the ground floor projection would provide an internal ceiling height of only approximately 2100mm, which is unduly constrained for normal domestic use. The amendment is therefore necessary to ensure the approved development can be properly and comfortably used as intended.

In visual terms, the change is modest and localised. It relates to an element of development that is already approved and does not introduce any additional footprint. The amendment is best understood as a proportionate vertical adjustment to an already accepted design element rather than a substantive enlargement of the scheme.

When assessed in the context of the wider approved development, the increased parapet height would read as a minor refinement and would not materially alter the essential form or planning balance of the approved scheme.

4.4 Black rear windows and doors only

The proposed black frames are confined to the rear windows and doors only. This is an important distinction because the principal public-facing elevations would remain as previously approved and the effect on the street scene would therefore be very limited.

Black framed fenestration is a common and high-quality contemporary detailing treatment. In this case it would provide a clear and coherent contrast to the host dwelling and extensions without appearing discordant or visually intrusive, particularly given that the change is confined to the private rear elevation.

4.5 Design change to one set of rear patio doors

The revised patio door arrangement is a modest design amendment affecting the rear elevation only. It does not alter the approved footprint or amount to a significant change in the form or scale of the consented development.

This type of amendment is entirely consistent with a section 73 application where minor refinements are sought following more detailed consideration of the practical use and architectural detailing of an approved residential scheme. The change remains subordinate to the wider approved development and gives rise to no material planning harm.

4.6 New roof windows to the first floor landing

The introduction of roof windows to serve the first floor landing is also modest in scale and domestic in character. Rooflights are a familiar and unobtrusive form of residential alteration and, in this case, they would improve the functionality and quality of the internal landing space by providing natural light.

Given their limited scale and the fact that they serve a circulation space rather than a principal habitable room, the proposed roof windows would not result in any material additional overlooking, loss of privacy or other unacceptable effect on neighbouring amenity.

4.7 Character and appearance

Taken together, the proposed amendments remain modest, sympathetic and visually contained. They do not amount to a redesign of the approved scheme. Instead, they represent sensible refinements intended to improve the practicality and finish of the development while retaining the overall design approach already found acceptable by the Local Planning Authority.

The most noticeable design change is the increased parapet height to the ground floor projection, but even that amendment remains limited in extent and must be viewed in the context of the wider approved extension package. The remaining changes are confined to the rear elevation or take the form of discreet roof windows. The amended scheme would therefore continue to sit comfortably with the host dwelling and the character of the area.

4.8 Residential amenity

The amendments would not give rise to any materially greater effect on neighbouring residential amenity than the scheme already approved. Most importantly, there is no change to the approved footprint and therefore no material increase in any impact by reason of additional projection, bulk or enclosure.

The rear fenestration changes are matters of design detail only and the proposed roof windows serve a landing. On that basis, there is no sound planning reason to conclude that the amended scheme would lead to unacceptable overlooking, overbearing effect, loss of light or loss of outlook.

5. Conclusion

This application seeks a focused variation to condition 2 of planning permission DM/25/2298 so that the development may proceed in accordance with revised drawings reflecting limited design amendments only.

The amendments are modest and comprise: an increase in parapet height to the approved ground floor projection in order to achieve an appropriate internal ceiling height; black rear windows and doors only; a design refinement to one set of rear patio doors; and new roof windows to the first floor landing.

No change to the approved footprint is proposed. The principle of the extensions has already been accepted under the extant permission and the present amendments do not disturb that principle or amount to a substantial departure from the approved scheme.

For the reasons set out above, the revised development remains acceptable in planning terms. It would preserve the overall character and appearance of the dwelling, avoid material harm to the street scene, and would not result in any materially greater impact on neighbouring residential amenity than the scheme already approved. The application to vary condition 2 should therefore be granted.