

Letter of representation with regards to Planning Application:

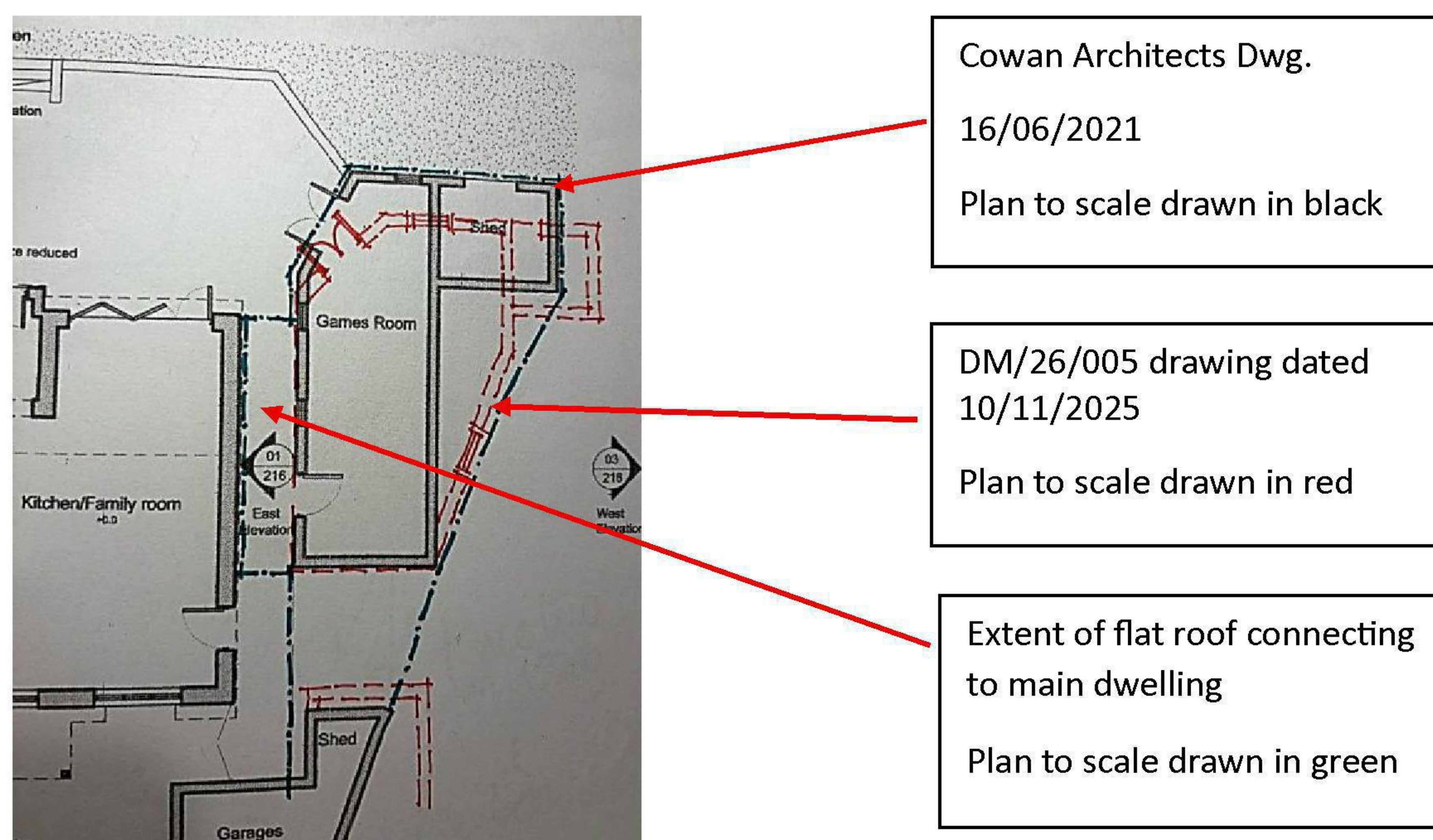
“DM/26/005 Proposed conversion of garden room and additional floorspace created between the garage and the existing garden room, also extending the rear of the existing garden to create space for the bathroom. Garden room to be ancillary to the main dwelling room.”

Stables Cottage, Sandy Lane, Crawley Down, RH10 4HR

Dear Sir/ Madam

We note in points 1,2 & 3 below, the following inaccuracies to application DM/26/005:

- 1 The application site boundary plan is not accurate and indicates land not belonging to Stables Cottage. This is not compliant with the certification of ownership declared on application DM/26/005.
- 2 The existing plan contained within DM/26/005 is not consistent with previous planning applications, which is misleading. See annotated drawing below:-



We anticipate the applicant will be required to update the application with accurate information in advance of consideration by Mid Sussex Planning Services.

- 3 The existing garden room was erected without planning consent or notice to the planning authority. If the existing 'Garden Room' was originally deemed a temporary structure – i.e. not requiring planning permission, then the whole proposal will now require planning permission and other statutory consents, not just the proposed additional spaces within application DM/26/005.

An updated application will be required as comments 1, 2 & 3 above.

- 4 The existing “garden room” is a non- inhabited space of unspecified construction. This proposal would trigger compliance with all building and safety regulations. We note that the existing non-regulated structure is already connected to the main dwelling by a flat roof, which represents a fire risk both to Stables Cottage and adjacent buildings- notably located a mere 5Ms from Grade II listed properties. Mid Sussex District Council have a duty of care to ensure that health, safety and fire risks to persons and property do not arise from any decisions that they make.

- 5 The proposed plans indicate sleeping accommodation, lounge area, complete bathroom and full cooking facilities with access separate of the main house: as such, this is not ‘ancillary’ to the main property at all, but creates a wholly independent dwelling space.

The application needs to be changed to comply with restrictions as being properly ancillary to the main dwelling.

N.B. This proposal is only 1.2 m distant from the main dwelling with full access to kitchen, dining and sanitary facilities within the main house; separate facilities are not required for ancillary accommodation.

- 6 The Applicants’ existing planning consent- DM/21/3005 Two Storey rear extension, approved in Jan 2022, permits the expansion of the existing dwelling by 35% of the original footprint. The new Planning Application- DM/26/005, seeks to increase the existing dwelling by a further 25%. (Existing ‘garden room’ & proposed addition).

This is a cumulative increase of 60% to the footprint of the original dwelling, which is disproportionate and detracts from the distinct characteristics of a “cottage”.

We are in agreement with the Heritage Officer’s comments to any additions to the property with regards to the scale, appearance and correlation to the relationship and grouping of buildings of the original estate, especially with regard to the adjacent listed properties (Heatherwood South & West). The combined development of DM/21/3005 and DM/26/005 is excessive and detrimental to the original character of the 1870’s cottage.

Is the applicant to rescind the DM/21/3005 planning approval and substitute the previous property expansion with this new application (DM/26/005) for a reasonable scaled development?

	Area sq m	+% increase
Existing main dwelling	140 sq m	
Two storey extension DM/21/3005	49 sq m	+35 %
Proposed ancillary annex DM/26/005	36 sq m	+25%
Total	225 sq m	+60%

- 7 Any independent dwelling will require amendment to the existing reciprocal Conveyance Agreement for the existing three properties originally part of the ‘Oaklawn’ estate and agreement by all the property owners, prior to construction.

We consider the proposed change of use from a non-inhabited garden room to occupied dwelling will require full planning application and assessment by the statutory authorities to consider all associated risks and regulations are complied with, especially in relation to the close proximity of a Grade II Listed building.

We respectfully submit our letter of representation for consideration by Mid Sussex Planning Services in respect of DM/26/005.

Yours faithfully

