



Planning Statement

Plot 1 Townhouse Farm, Church Lane, Ardingly

Non-Material Amendment Application RE Approved
Application DM/23/2282 at

Plot 1 Townhouse Farm, Church Lane, Ardingly

Planning Statement
on Behalf of
Mr and Mrs R. Ohlson

Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex
RH16 1HE

Tel: 01444 452604
Email: hh@gouldbaxter.co.uk

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1. Introduction

- 1.1 This is a Planning Statement prepared to accompany the Non-Material Amendment Application RE approved application DM/23/2282 at Plot 1 Townhouse Farm, Church Lane, Ardingly
- 1.2 This Non-Material Amendment application seeks solely to amend the wording on the original application approval.
- 1.3 There is currently another application being considered on this site, Variation of Condition Application DM/24/3126. This application, we are told, cannot be lawfully approved under the issue pertaining to the approval wording is resolved.

2. Statement

- 2.1 The description of approved application DM/23/2282 reads:

Demolition of two existing semi detached cottages and construction of 1 No. detached four-bedroom three storey dwelling house (plus a basement) together with a detached two storey garage (garage below ground level) with home office over, associated landscaping and infrastructure. AMENDED PLANS received 5th July providing revised landscaping and details on the proposed pool and greenhouse.

- 2.2 In the context of the currently being considered Variation of Condition Application DM/24/3126, Planning Officer Joanne Fisher of MSDC explained that:

I have been made aware of case law issued in December on the use of S73 applications. In light of this, I am currently unable to determine the above application as it would seek to amend the description of the original application which specifically references landscape plans and details on the proposed pool in the description of the planning permission. The current application would therefore be inconsistent with the operative part of the original permission and also result in a fundamental alteration to the plans referred to in the description.

- 2.2.1 The advice was to submit a S96A application for a non-material amendment to remove the wording in the application description of planning permission deleting details of the amended plans.
- 2.2.2 This application, therefore, seeks approval to simply change the wording on the approval to:

Demolition of two existing semi detached cottages and construction of 1 No. detached four-bedroom three storey dwelling house (plus a basement) together with a detached two storey garage (garage below ground level) with home office over, associated landscaping and infrastructure.