



Alpha Planning Ltd.

**Planning Statement**

Variation of condition 3 on planning  
permission DM/19/2218

At:

The Barn, Moatlands, Vowel Lane,  
East Grinstead, Mid Sussex, RH19  
4LL

On behalf of:

Kingscote Valley Ltd

APL Ref: APL/00426/KVL

18 February 2026

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## 1.0 Introduction

- 1.1 This planning statement is prepared by Alpha Planning Ltd. in support of a Section 73 planning application for variation of condition 3 on planning permission DM/19/2218 (for “use of existing garages for B1 and B2 use, restoration of old cars and offices”) which relates to a building known as The Barn, Moatlands, Vowel Lane, East Grinstead, Mid Sussex, RH19 4LL.

## 2.0 Site and Surroundings

- 2.1 The two storey building to which planning permission DM/19/2218 and this Section 73 application relate is known as The Barn. It lies within the Moatlands estate, which is located to the north of West Hoathly. The estate spans 43 Hectares and consists of land and buildings, previously part of the Gravetye estate, the access to Gravetye is located to the north east of the site.
- 2.2 Moatlands is designated as being within the Countryside, the High Weald National Landscape Area / Area of Outstanding Natural Beauty (AONB), the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

## 3.0 The Proposal

- 3.1 The application proposes the variation of condition 3 on planning permission DM/19/2218. Condition 3 presently states
- “The first floor shall only be used as an office and storage in connection with the ground floor garage and for no other use falling within the B1 Use Class.”*
- 3.2 The proposed variation of condition 3 would remove mention of the ground floor and update the reference to the Use Classes Order; it would simply enable occupation of the first floor, separately from the ground floor.
- 3.3 It is proposed that condition 3, as varied, to read:
- “The first floor shall only be used for office purposes (Class E[g][i]) with ancillary storage and for no other use falling within Use Class E.”*



## 4.0 Planning History

- 4.1 There is an extensive planning history for the wider Moatlands estate. The planning history relevant to The Barn and this application is as follows:
- 4.2 DM/17/3776: “Demolition of existing house and replacement with new 10 bedroom house with seven garages, a covered porch and basement (Description amended 19th July 2018).” Approved 20.07.2018 subject to conditions (including condition 4, requiring the car parking in the garage building to be used solely in connection with garaging and storage of private vehicles and not for trade or business).
- 4.3 DM/18/4898: “Proposed variation of condition 1 of application DM/17/3776 to allow the substitution of the approved drawings with amended drawings.” Approved 30.01.2019 (subject to conditions, including condition 4 referenced above).
- 4.4 DM/19/2218: “Use of existing garages for B1 and B2 use, restoration of old cars and offices.” Approved 08.08.2019, subject to conditions (including condition 3, the subject of the current Section 73 application).
- 4.5 DM/21/0376: “Variation to condition 1 relating to relating to planning permission DM/18/3898 to replace the approved plans to amend the basement level (amended description 8/2/2021).” Approved 25.03.2021 (subject to conditions, including condition 4).
- 4.6 DM/25/2580: “Removal of condition 4 relating to DM/21/0376.” Approved 19.12.2025, as condition 4 conflicted with the ongoing use of the building pursuant to planning permission DM/19/2218

## 5.0 Planning Policy

- 5.1 The same policy documents used in the assessment of the original application (MSDC ref: DM/19/2218) still make up the development plan, and there are no further policy documents that have been adopted that materially alter the assessment of the current proposal.



## 6.0 Analysis

- 6.1 The Decision Notice for DM/19/2218 cites the reason for imposition of condition 3 as “to protect the amenity of local residents and to comply with Mid Sussex District Plan Policy DP26.”
- 6.2 The closest residential properties to The Barn, outside of the Moatlands estate, are Bramble Hollow and Meadowlands Farm, being located 150m distant, to the west and north, respectively. There is no reason to consider that occupation of the first floor separately to the ground floor would result in a negative impact to the residential amenity of those dwellings.
- 6.3 Policy DP26 is entitled “Character and Design”. The limb of it relevant to the current Section73 application is considered in 6.2 above.
- 6.4 The proposed variation of condition 3 to allow for the first floor office space to be occupied other than in conjunction with the ground floor element would not give rise to adverse impacts on neighbouring residential amenity and would still be compliant with Mid Sussex District Plan Policy DM26.

## 7.0 Proposed Condition

- 7.1 The LPA is requested to vary condition 3 of planning permission ref: DM/19/2218 to read:  
*“The first floor shall only be used for office purposes (Class E[g][i]) with ancillary storage and for no other use falling within Use Class E.”*