

Planning Statement
Section 73 Application
Variation of Condition 2 (Approved Plans)
DM/23/1790
Old Danworth Cottage, Danworth Lane, Hurstpierpoint, Hassocks BN6 9LN

Introduction

This Planning Statement has been prepared in support of a Section 73 application seeking to vary Condition 2 (Approved Plans) attached to planning permission reference DM/23/1790, granted by Mid Sussex District Council for the redevelopment and extension of Old Danworth Cottage. The application does not seek to alter the nature or principle of the approved development, but instead requests approval for a revised set of drawings reflecting amendments that have arisen through the detailed design process. The proposed changes are intended to improve the functionality of the dwelling, refine the architectural design, and respond to practical construction considerations whilst maintaining the overall scale, appearance and character of the development approved under the extant planning permission.

Proposal

The principle of the development has already been established through the grant of planning permission under application DM/23/1790. As such, this Section 73 application is limited solely to the variation of Condition 2 to substitute the approved plans with the revised drawings submitted as part of this application. All other planning conditions attached to the original consent are proposed to remain unchanged unless varied by the Local Planning Authority.

Planning Assessment

The revised plans demonstrate that the overall form, scale and massing of the approved dwelling remain substantially unchanged. The building continues to occupy the same position within the site, maintaining the established relationship with Danworth Lane and the surrounding rural landscape. The proposed amendments comprise a series of relatively minor refinements to the external elevations, internal layout and landscaping which do not materially alter the character or appearance of the development.

The amended floor plans provide a more efficient internal arrangement, improving circulation and the relationship between principal living spaces whilst retaining the approved accommodation schedule. Minor alterations to window and door positions have been introduced to better reflect the revised internal layout and to enhance natural daylighting. These amendments remain sympathetic to the architectural composition of the building and do not introduce any material overlooking or loss of privacy to neighbouring properties.

The elevation drawings illustrate that the proposed revisions retain the approved architectural language, including the use of traditional materials, pitched roof forms, chimney features and timber detailing. Any amendments to fenestration have been carefully considered to preserve the balanced appearance of the elevations and maintain consistency with the rural vernacular that formed the basis of the original approval. The overall ridge heights, eaves levels and building proportions remain as previously approved, ensuring that the visual impact of the development is unchanged.

The overall site layout, parking arrangements and access from Danworth Lane remain unchanged, and there is no alteration to the approved vehicle movements or highway arrangements. Existing trees and landscape features continue to be retained and protected in accordance with the approved scheme.

The proposed amendments do not give rise to any additional impacts in relation to residential amenity, visual amenity, highway safety, ecology, drainage or other material planning considerations beyond those already assessed under application DM/23/1790. The revisions are modest in nature and maintain full compliance with the relevant policies of the Mid Sussex District Plan and the National Planning Policy Framework.

Conclusion

This application therefore seeks only to update the approved plans secured under Condition 2. The revised drawings represent an evolution of the approved design rather than a fundamentally different development. The proposal preserves the planning merits of the original permission while delivering a more practical and refined dwelling that remains appropriate to its rural setting.

It is therefore respectfully submitted that the proposed variation of Condition 2 satisfies the requirements of Section 73 of the Town and Country Planning Act 1990 (as amended). The amendments do not alter the principle of the approved development and do not result in any material adverse planning impacts. Consequently, it is considered that the variation should be viewed favourably, and planning permission should be granted for the revised plans.