



Planning Statement
Including the Heritage Statement

Idlehurst, Birchgrove Road, Horsted Keynes



Application to vary Condition 2 of Householder planning approval reference DM/25/1294, to allow for an increase in the size of the replacement ground floor WC window to the west-facing elevation

at

Idlehurst, Birchgrove Road, Horsted Keynes

Planning, Design and Access Statement

on Behalf of

Mrs J. Burke

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Gould Baxter
2-3 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 submission of a Variation of Condition application, related to the Householder planning approval granted by Mid Sussex District Council under reference DM/25/1294, for the following:

'Construction of a single-storey side Conservatory extension, a side Kitchen extension, alterations to doors and fenestration, erection of a Greenhouse, associated hard and soft landscaping and replacement driveway gates'

- 1.2 Idlehurst is an unlisted detached dwelling located in a prominent corner position adjacent to the road junction within the hamlet of Birchgrove. The property sits within the Birchgrove Conservation Area, to the north east of the village of Horsted Keynes. Birchgrove was designated a Conservation Area in 1990, the focal point of which is a small triangular green, around which the majority of the buildings are clustered, away from the highway; the absence of through traffic results in a peaceful and attractive environment.
- 1.3 The aforementioned planning approval was granted on 30th July 2025.
- 1.4 This application seeks approval to vary Condition 2 of the approval, which refers to the schedule of approved drawings. A change is sought to the fenestration on the ground floor of the west-facing elevation, where previously the WC window had approval for minor enlargement. This application seeks to further enlarge the approved window opening.

2. Planning Statement

- 2.1 The proposed larger window will match the width of the existing adjacent sliding sash windows, and of a height to match their glazing bar proportions. The new window will use the same joinery details that were approved within the same application. The design of the window is therefore in accordance with planning policy DP26 of the Mid Sussex District Plan.
- 2.2 The proposed larger window will look out onto the private garden, and will not afford views into neighbouring properties. It will continue to protect the amenity of the neighbouring properties, thereby also according with planning policy DP26 of the Mid Sussex District Plan.

3. Heritage Statement

- 3.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 3.2 **Archaeologically Sensitive Area (ASA)** – The proposed development is not situated within an Archaeological Notification Area.
- 3.3 **Listed Building** – Idlehurst is not a listed building.
- 3.4 **Conservation Area** – Idlehurst is situated within the Birchgrove Conservation Area.
- 3.5 **Registered Park or Garden of Special Historic Interest** - The site is not situated within any Registered Park or Garden of Special Historic Interest.

Visual Impact and Impact on the Conservation Area

- 3.6 The proposed amendment to the approved window is very minor and will not give rise to any adverse visual impacts on the Conservation Area.
- 3.7 The proposals are therefore able to demonstrate compliance with policies DP26 and DP35 of the Mid Sussex District Plan.

4. Conclusion

- 4.1 The proposed amendment to the window is well-considered, and retains the high standard of design quality of the original planning approval. The proposal therefore continues to accord with planning policies DP26 and DP35 of the Mid Sussex District Plan.