

Planning Statement

Application for removal or variation of a condition following grant of planning permission

Land Next to Barn Cottage, Ockley Lane, Hassocks, BN6 8NX

PL-100

Date
24.07.2026

Revision
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1.0 Introduction

It is common throughout the planning to build stages that applicants and their families do change their minds with regards to a consented proposal.

Following our site meeting on 07.02.2023, Mr. Andrew Clarke (Senior Planning Officer for Planning Investigation and Enforcement), Mr Hamish Evans, Mr. Pain, Mr. Bailey, and Jay Sidpara, discussed and clarified the issue of the 20 cm height differential of the application in question. This was to regularise the application due to the neighbour's continual harassment and letter writing to the council.

The planning application was resubmitted, it was agreed, concluded and consented.

1.1 Section 73

The Planning Portal describes the requirements for the variation of a condition following grant of planning permission as the following:

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The local planning authority can grant such permission unconditionally or subject to different conditions.

2.0 Consented Planning Applications

On the first consented planning application, DM/20/4539, there was no mention of demolishing the existing garage that is used by Barn Cottage.

However, DM/24/0407, the subsequent planning consent for the 20cm height issue, added a new condition to demolish the existing garage.

Condition 5

Prior to the occupation of the dwelling the existing garage on the site as shown on the Existing Landscape Plan, Site Section and Street Elevation A1-100 A shall be demolished and removed from the site.

Reason: To provide space for the proposed parking and turning arrangement and to accord with policy DP21 of the Mid Sussex District Plan.

This is considered unnecessary as it has no bearing on the 20cm height issue, nor does it impact the vehicular proposed parking and turning arrangement that accords with policy DP21 of the Mid Sussex District Plan.

2.1 List of Accompanying Documentation

The accompanying drawings show the consented plans and elevations alongside the variation plans and elevations.

A1-001	Existing Location and Site Plans
A1-002	Proposed Location and Site Plans
A1-230	Existing Landscape Plan
A1-231	Existing Elevations
A1-235	Proposed Landscape Plan
A1-236	Proposed Elevations
PL-100	Planning Statement
SuST-100	Sustainable Statement
Completed Form	Via the planning portal
Fee	Paid via planning portal

2.2 Reasons for the Condition Removal

During the site meeting on 07.02.2023, the remainder of the site and its associated activities were reviewed.

Mr. Pain had erected protective hoarding around the site perimeter and in front of the existing garage. Mr. Clarke commented that, even with the protective hoarding in place, there remained sufficient space to accommodate a vehicle turning area.

Following Mr. Clarke's comments, Mr. Pain has further considered the retention of the existing garage. The following points set out the justification for its retention, with particular regard to sustainable development principles:

- Mr. Pain owns the entire site, as shown on the accompanying plans and elevations.
- There is sufficient land available to provide the required vehicle turning area and parking without the need to demolish the existing garage.
- The garage does not compromise vehicular manoeuvrability or the safe operation of the site.
- The garage is an established and essential operational facility serving Barn Cottage on a daily basis.
- Since trimming the hedgerow within the site boundary, an additional 1.5m of usable depth has been revealed, together with a further 1m of usable land along the site's frontage.
- The trimming of the hedgerows has resulted in a net gain of approximately 63m² of usable land, excluding the 22m² footprint occupied by the garage.
- Retaining the existing garage represents the most sustainable option. Demolishing a structurally sound timber and block-built building only to replace it with a new garage would result in unnecessary material waste, avoidable embodied carbon emissions, and additional construction impacts. Reusing existing built assets aligns with the principles of sustainable development and resource efficiency.
- Retention of the garage minimises construction waste, reduces demand for new building materials, and avoids unnecessary vehicle movements associated with demolition and reconstruction, thereby lowering the overall environmental impact of the development.
- Existing trees, hedgerows, and established vegetation provide natural screening, support local biodiversity, and soften the visual impact of the proposed dwelling within the surrounding landscape.
- The existing garage contributes positively to the site's character by helping to screen the proposed dwelling from the road and the Manor, reducing its visual prominence.
- The proposal does not alter existing land ownership or the established use of the site.

3.0 Conclusion

The above reasons denotes why the owner wants to keep the garage. Not only is it fully operational, but remains an integral amenity that services Barn Cottage.

Demolishing a robustly constructed timber and block structure is also wasteful. This creates unnecessary material waste and manpower. It does not impact the new property, and land ownership remains with Mr Pain.

Given that the garage provides essential daily amenity to Barn Cottage, causes no adverse impact on the new development, and sits entirely within Mr. Pain's ownership, its retention represents the most environmentally responsible and practical outcome.