

Planning Statement

Section 73 Statement of Amendment

Application type: Section 73 – Minor Material Amendment (Variation of Condition)

Original permission: DM/25/2003 – Malthouse Field, London Road, Bolney

Decision date: 17 November 2025

Condition to vary: Condition 2 (Approved Plans)

Purpose of this submission

This Section 73 application seeks to vary Condition 2 (Approved Plans) of permission DM/25/2003 to allow a set of minor design refinements to the approved scheme. The revisions are intended to improve the coherence of the roofscape and fenestration and to support internal functionality, while maintaining the overall scale and character of the approved development.

Summary of amendments

The updated plans introduce the following refinements (relative to the approved drawings):

- Roof / dormer detailing: refinement to dormer/roof elements to achieve a more consistent and cohesive design.
- Fenestration adjustments: minor changes to the size/position of selected windows/doors to improve symmetry, daylight and internal layout.
- Rooflights: inclusion/adjustment of rooflights where shown on the submitted drawings.

Key parameters unchanged

The amendments do not alter the fundamental scale of the approved development. In particular:

- The main ridge height and main eaves height remain unchanged from the approved scheme.
- The footprint and overall massing remain unchanged.
- The proposal remains a householder development with no change in use.

Planning assessment

The revisions do not introduce any materially greater impacts than the approved scheme in respect of amenity, character or appearance. The updated design seeks to maintain a calmer, more unified roof composition and consistent openings, aligned with the Council's previous design comments during determination of the original application.

Condition variation requested

It is requested that Condition 2 (Approved Plans) is varied to substitute the approved drawing set with the updated drawing set submitted with this Section 73 application (25-1418 Rev 13 dated 13.01.2026 and associated drawings). All other conditions attached to permission DM/25/2003 are to remain unchanged.