Mr & Mrs Equi
Coombe Cottage,
Church Road
Mannings Heath,
Horsham
RH13 6JE
12/11/2026

Application under Section 73 of the Town and Country Planning Act 1990

Proposal: Variation of Condition 1 (Approved Plans) of Planning Permission DC/26/0088 to regularise minor modifications to the Finished Floor Level (FFL) datum, internal ceiling heights, external ridge line, minor elevation amendments, and driveway base remediation within the Root Protection Area.

Site Address: Coombe Cottage, Church Road, Mannings Heath, Horsham, RH13 6JE.

1. Introduction & Context

This application is submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary the approved drawings condition attached to planning permission reference DC/26/0088 for the construction of a self-build dwelling.
Development on site has validly commenced following the formal acceptance of the CIL Commencement Notice (Form 6) by Horsham District Council. The project is currently at the structural foundation stage.

2. Nature of Proposed Modifications

A. Finished Floor Level (FFL) and Ridge Height Adjustments
Following the execution of site preparation and the pouring of structural foundations, an on-site survey has identified a necessary adjustment to the site datum level. The FFL is amended by 200mm above the level shown on the approved site section/datum, moving from 76.735 mAOD to 76.935 mAOD. This operational adjustment is technically necessary to significantly reduce the risk of surface-water ingress and avoid shallow or adversely graded drainage pipework, whilst simultaneously providing appropriate threshold levels relative to the external ground levels.

To absorb and mitigate this 200mm foundation level adjustment within the overall superstructure, the internal floor-to-ridge height has been compressed by 100mm. This has been achieved by reducing both the ground floor and first floor ceiling heights by 50mm each.

Consequently, the resulting finished ridge level is limited to just 100mm above the level shown on the approved plans, ensuring the vertical profile of the superstructure is minimized.

B. Minor Elevation and Fenestration Amendments
In addition to the datum levels, this application seeks to incorporate two minor design modifications to the elevations to optimize usability and aesthetic proportions:

- **Rear (West) Ground Floor Elevation:** A modification to swap the approved bi-fold doors for a high-quality 3-panel sliding door configuration. There is zero change to the overall structural width or height of the opening.
- **Side (South) Ground Floor Elevation:** A minor adjustment to the structural proportions of the ground floor window. The overall glazed surface area remains exactly as approved, with only the horizontal/vertical aspect ratio being modified.

C. Driveway Base Remediation & Enhanced Root Protection (Drawing Ref: RH136JE Hard & Soft Landscaping 04)
The previously approved landscaping scheme required the retention of the existing concrete driveway

slab as a sub-base overlay to protect the Root Protection Areas (RPAs) of off-site trees T2 (Ash) and T13 (Conifer). During site preparation and construction works, the existing concrete hardstanding has suffered structural cracking and degradation, rendering it unviable as an engineering platform (see **Appendix 1**).

To ensure the long-term structural integrity of the driveway while improving arboricultural conditions, it is proposed to carefully lift the damaged 150mm concrete slab and replace it with a permeable **Terram Geocell (150–200mm depth)** no-dig cellular confinement system filled with 10mm clean gravel, topped with a 50mm sharp sand bedding course and permeable brick pavers (**Detail P3**, Drawing Ref: *RH136JE Hard & Soft Landscaping 04*).

This modification is justified on the following technical and arboricultural grounds:

- **Prevention of Sub-Base Failure:** Laying permeable block pavers over fractured, unstable concrete will result in differential settlement, rutting, and unpredictable sub-surface water pooling.

- **Avoidance of Chemical Root Toxicity:** Attempting to patch or re-pour wet concrete within the RPA introduces highly alkaline, caustic leachate that risks chemically burning and poisoning adjacent tree roots.

- **Empirical Evidence of Minimal Root Activity:** Exploratory hand-dug trial pits undertaken through the existing concrete footprint during the *Phase II Geo-Environmental Assessment* (Land Science, Ref: LS6842, extracted at **Appendix 2**) confirmed an absence of a structural root mat immediately beneath the 150mm slab, recording only rare roots and occasional rootlets at depth.

- **Zero Soil Excavation & Strict Arboricultural Precautions:** The 150–200mm cellular grid profile substitutes directly into the existing hardstanding depth, requiring zero sub-grade excavation. As detailed on Drawing *RH136JE Hard & Soft Landscaping 04*, the concrete will be broken strictly using hand-held tools and lifted vertically upward without dragging or scooping across the underlying soil, which will be immediately protected with a 150gsm non-woven geotextile separator.

- **Superior Porosity for Tree Health:** Replacing an impermeable concrete cap with a fully porous cellular system significantly improves water infiltration and gaseous oxygen exchange to the underlying root zones of retained off-site trees T2 and T13.

3. Planning Assessment & Material Considerations

Impact on Street Scene and Character of the Area
Despite the modest 100mm increase to the final ridge level, the dwelling remains entirely compliant with local design policies. The final ridge height sits below the ridge levels of the adjacent properties, ensuring the dwelling maintains its intended subordinate character within the wider street scene. Specifically, the finished ridge level will remain 0.40m lower than Ingleside to the north.

Impact on Neighboring Amenity (Ingleside)
The proposed variations do not give rise to any adverse overlooking, overshadowing, overbearing impact, or loss of privacy to the adjacent occupier at Ingleside.

- The flank elevation facing Ingleside features zero ground-floor windows.

- The sole opening on the first floor facing this boundary is a bathroom window, which specifies obscure glazing to entirely eliminate privacy conflicts.

- Given that the physical boundary rests 1.7m away and the primary dwelling of Ingleside is set back a substantial 9m away, there is zero material impact on daylight, sunlight, or residential amenity.

- It is further noted that there were no previous objections or complaints from the occupiers of Ingleside regarding overlooking during the determination of the original approved application.

Arboricultural Impact
The updated hard and soft landscaping scheme (*RH136JE Hard & Soft Landscaping 04*) ensures that all construction within the RPAs of retained on-site and off-site trees strictly adheres to no-dig principles and BS 5837 / BS 8545 standards. The substitution of degraded concrete for a porous cellular confinement system represents a net arboricultural benefit to the adjacent boundary trees.

Gross Internal Area (GIA)
The proposed variations relate strictly to external datum lines, minor ceiling compression, window/door profiles, and driveway sub-base remediation. The application introduces zero changes to the approved footprint, layout, volume, or Gross Internal Area (GIA) of the dwelling.

4. Procedural & CIL Compliance

Construction has commenced under the existing planning permission. This application seeks approval for the amended drawings and levels described above. The approved Gross Internal Area (GIA) remains unchanged, with no additional floorspace proposed.

A CIL Form 13 (Further Exemption Claim) is being submitted concurrently to seek continuation of the existing self-build CIL exemption. Written confirmation is requested from the Council's CIL Officer that the claim has been accepted and the exemption will remain effective in respect of the varied permission.

5. Conclusion

The proposed modifications are minor, driven by sound on-site engineering and arboricultural requirements, and result in absolutely no material harm to the wider locality, retained trees, or surrounding residential amenity. Accordingly, we respectfully request that Horsham District Council approves this Section 73 variation.

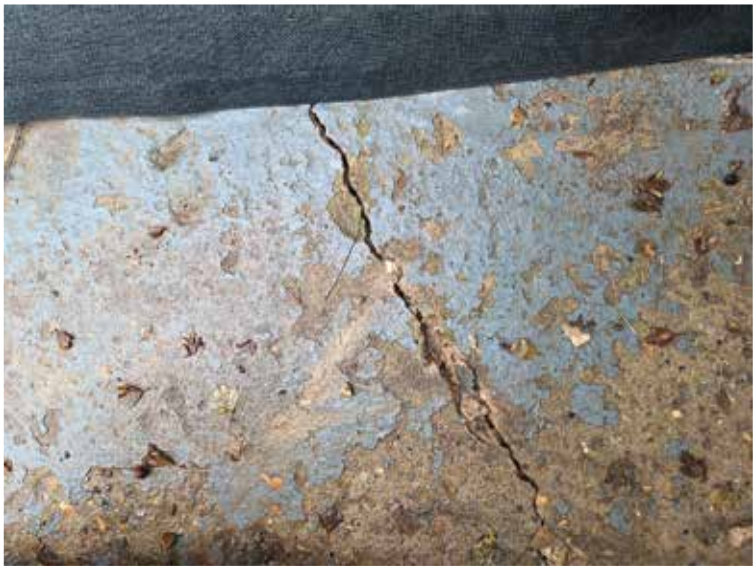
List of Supporting Documents & Appendices

- **Updated Landscaping Plan:** Drawing Ref: *RH136JE Hard & Soft Landscaping 04*
- **Appendix 1:** Site Photographs of Existing Fractured & Non-Viable Concrete Hardstanding
- **Appendix 2:** Extracts from *Phase II Geo-Environmental Assessment* (Land Science, Ref: LS6842, dated 10th May 2023 – Investigation Layout & Trial Pit Logs HP03/HP04)
- 400F BR Site Plan.pdf
- 402F BR GA 1st Floor and Roof Plan.pdf
- 401F BR GA S_Struct Ground Floor.pdf
- 421G BR Elevations North & South.pdf
- 422H BR Elevations East & West.pdf

Appendix 1









Concrete Hardstanding

Appendix 2

Land Science

COOMBE COTTAGE, MANNINGS HEATH, RH13 6JE

PHASE II GEO-ENVIRONMENTAL ASSESSMENT

CHRIS AND JO EQUI

10TH MAY 2023

LS6842

Site:	**COOMBE COTTAGE, MANNINGS HEATH, RH13 6JE**
Title:	**PHASE II GEO-ENVIRONMENTAL ASSESSMENT**
Project:	**RESIDENTIAL DEVELOPMENT**
Client:	**CHRIS AND JO EQUI**
Date:	**10th MAY 2023**
Reference:	**LS6842**
Version:	**B – final for issue**

Prepared By:	*Jake Trangmar*	**JAKE TRANGMAR B.Sc. (Hons)** **Project Environmental Scientist**
Checked By:	*Mike Rose*	**MICHAEL ROSE M.Sc., B.Sc., FGS, AIEMA** **Principal Geo-Environmental Consultant**
Authorised By:	*Elliot Toms*	**ELLIOT TOMS CEnv M.Sc., B.Sc. (Hons.), FGS, MIEnvSci** **Managing Director**

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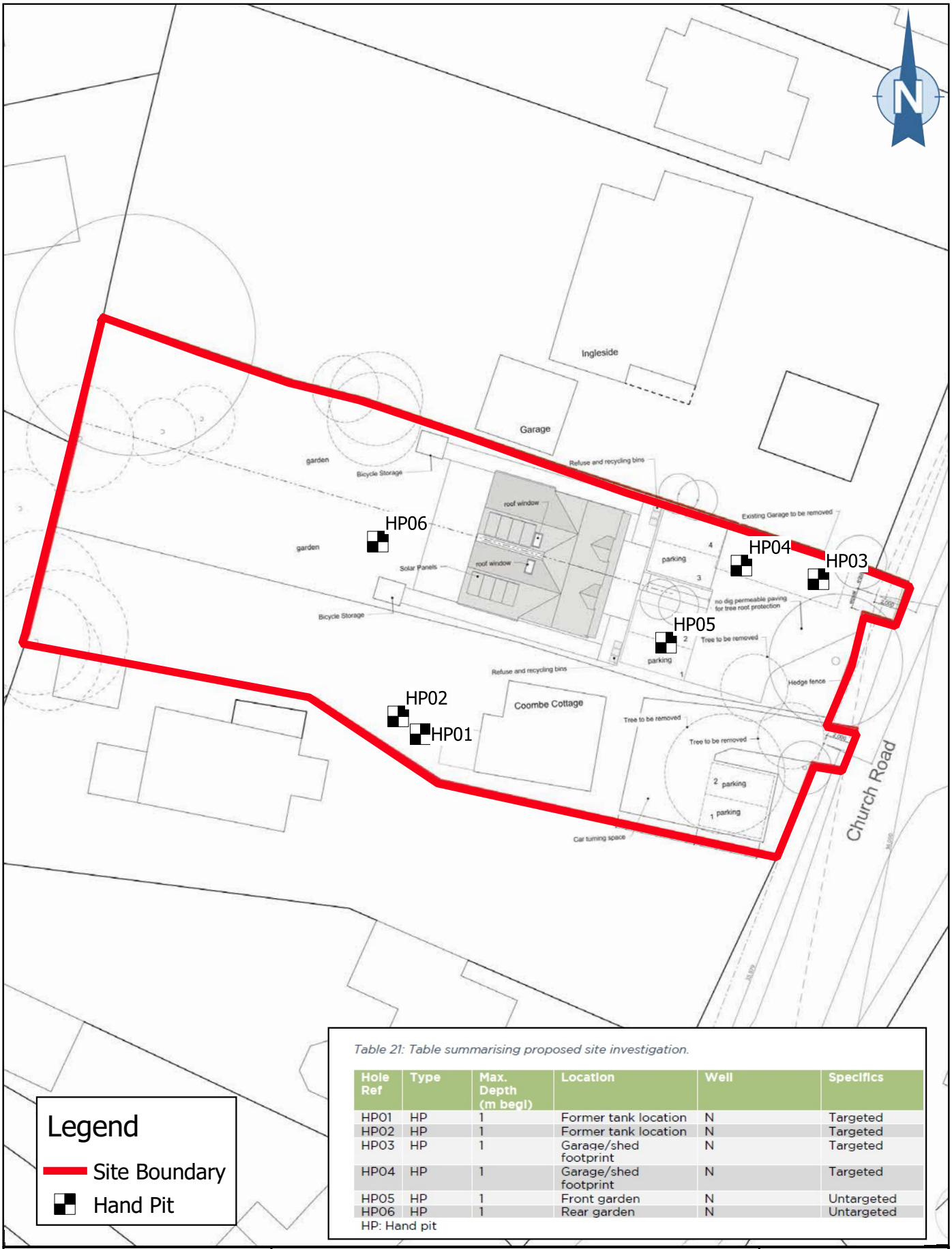
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Land Science	Title: Investigation Layout		Reference: LS6842
	Project: Coombe Cottage, Mannings Heath RH13 6JE		Figure: 2
	Client: Chris and Jo Equi		Date: 01/04/2023
	Prepared by: JT	Checked by: ET	Version: 01	Sheet: 1

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Legend

- Site Boundary
- Hand Pit

Table 21: Table summarising proposed site investigation.

Hole Ref	Type	Max. Depth (m begl)	Location	Well	Specifics
HP01	HP	1	Former tank location	N	Targeted
HP02	HP	1	Former tank location	N	Targeted
HP03	HP	1	Garage/shed footprint	N	Targeted
HP04	HP	1	Garage/shed footprint	N	Targeted
HP05	HP	1	Front garden	N	Untargeted
HP06	HP	1	Rear garden	N	Untargeted

HP: Hand pit

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Land Science	Title: Proposed Layout		Reference: LS6842
	Project: Coombe Cottage, Mannings Heath RH13 6JE		Figure: 3
	Client: Chris and Jo Equi		Date: 01/04/2023
	Prepared by: JT	Checked by: ET	Version: 01	Sheet: 1

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Land Science	Brighton | London | Bristol 0845 604 6494 www.landscience.co.uk	Site Coombe Cottage, Mannings Heath, RH13 6JE	Trial Pit Number **HP03**

Machine : Hand excavated Method : Trial Pit	Dimensions	Ground Level (mOD)	Client Chris and Jo Equi	Job Number LS6842
	Location	Dates 17/04/2023	Engineer Land Science	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.15)	Concrete (HARDSTANDING)		
					0.15 (0.05) 0.20	Pale yellow gravelly, SAND. Sand is fine to coarse. Gravels are fine to medium, subangular to subrounded flint and concrete fragment. (MADE GROUND)		
0.20	D		PID<1.0		(0.30)	Brown, slightly sandy, gravelly, CLAY with rare roots and occasional rootlets. Sand is fine to medium. Gravel is fine to medium, subangular to subrounded concrete. (MADE GROUND) ...Root noted at 0.24mbgl. ... Becomes orangey mottled light greyish and brown from 0.30mbgl.		
0.40	D		PID<1.0					
					0.50	Orangey mottled light grey and brown, silty, CLAY with occasional rootlets. (UPPER TUNBRIDGE WELLS SANDS)		
0.60	D		PID<1.0		(0.50)			
0.80	D		PID<1.0					
					1.00	Complete at 1.00m		
1.00	D		PID<1.0					

Plan

Remarks

GROUNDWATER: No groundwater encountered.
STABILITY: No instability encountered.
BACKFILL: Trial hole backfilled with arisings
NOTES: Trial hole complete at 1.00mbgl.

Scale (approx)	Logged By	Figure No.
1:10	JT	LS6842.HP03

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Site Coombe Cottage, Mannings Heath, RH13 6JE			**Trial Pit Number** HP04
Machine : Hand excavated **Method :** Trial Pit	**Dimensions**	**Ground Level (mOD)**	**Client** Chris and Jo Equi	**Job Number** LS6842
	Location	**Dates** 01/04/2023	**Engineer** Land Science	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.15)	Concrete. (HARDSTANDING)		
0.10	D		PID<1.0		0.15			
					(0.05)	Grey and yellow gravelly, SAND.Sand is fine to coarse. Gravel is fine to medium, subangular to subrounded flint, concrete, and pumice. (MADE GROUND)		
					0.20			
0.40	D		PID<1.0		(0.50)	Brown, gravelly, sandy, silty, CLAY. Sand is fine to medium. Gravel is fine to medium, subangular to subrounded flint, charcoal, and rare brick. (MADE GROUND)		
0.60	D		PID<1.0					
					0.70			
0.80	D		PID<1.0		(0.30)	Orange mottled light grey, silty, CLAY with occasional rootlets and rare root. (UPPER TUNBRIDGE WELLS SANDS)		
					1.00			
1.00	D		PID<1.0			Complete at 1.00m		

Plan

Remarks

GROUNDWATER: No groundwater encountered.
STABILITY: No instability encountered.
BACKFILL: Trial hole backfilled with arisings
NOTES: Trial hole complete at 1.00mbgl.

Scale (approx)	Logged By	Figure No.
1:10	JT	LS6842.HP04

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