Thornton
architecture + design

Ref No: 2217



S73 APPLICATION:

PLANNING STATEMENT

FOR:

Replacement Dwelling at Halfacre Cottage, Bashurst Hill, Itchingfield, West Sussex

Planning Portal Ref No.: PP-12981377

ISSUED: 19.04.24

1.00 Introduction

1.01 This planning statement has been prepared by Thornton Architecture + Design in support of a S73 minor material amendment of existing planning permission for a replacement dwelling at Halfacre Cottage, Bahurst Hill, Itchinfield, West Sussex.

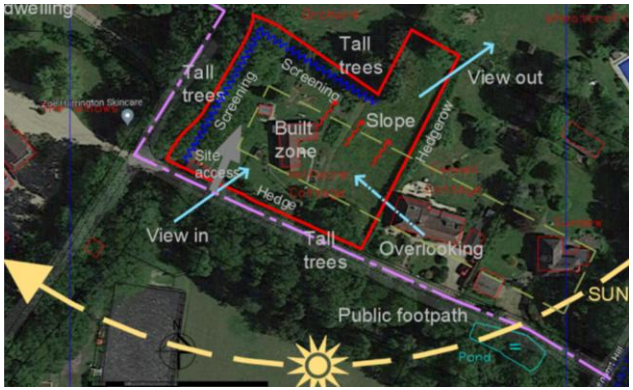
1.02 This application aims to cover minor material amendments to the design, including external materials, fenestration and enlargement of the garage to incorporate cycle, bin and gardening equipment storage by variation of list of approved drawing in Condition 1.

It also aims to discharge previous pre-commencement planning conditions by variation of list of approved documents & drawings in Condition 1 and variation of the wording of Conditions 3, 4, 5 and 6.

2.00 Site Appraisal, Planning History & Context

2.01 The site was fully appraised through set of consultant reports/statements in support of the proposal to replace the existing dwelling with a slightly larger split level dwelling and detached garage, including a Planning Statement, a Design & Access Statement, a Biodiversity Statement, an Ecology Report an Arboricultural Report and Water Neutrality Statement, which all remain valid and relevant to this application.

Therefore, whilst they are not being re-submitted, they will still remain relevant to your determination of this application.



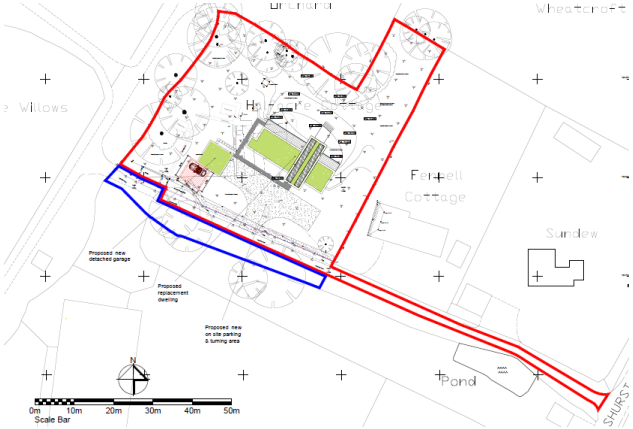
Site constraints plan

2.02 **Relevant Planning History**

This application relates to the recent previous planning approval DC/23/1298 for the demolition of existing dwelling and erection of 1No. replacement dwelling with detached garage, driveway and altered access.

2.03 **Context**

The existing approval removed permitted development rights and imposed a number of pre-commencement conditions. This application aims to address a number of minor changes to the design proposal and deal with the previous pre-commencement conditions.



The nature of the design changes were brought to the attention of the Planning Case Officer in an exchange of emails, including mark ups of a plan and positive advice was received identifying that a S73 submission would be acceptable as the vehicle for addressing these matters.

3.00 Proposed Minor Material Amendments

3.01 Design changes to the dwelling and detached garage include the following:-

- Changes to Fenestration
  - A basement light well to afford natural light to the basement corridor.
  - Changes to window & door opening sizes & patterns.
- Changes to Materials
  - The green roof has to be removed to allow for uncontaminated rainwater



V M Zinc – Pigmento Red

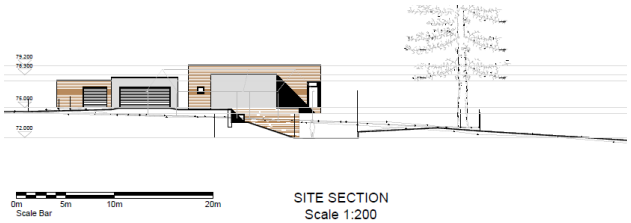
harvesting.

- Cladding change from timber to pigmented zinc to maintain durability of colour.

- Changes to Floor Area
  - Enlarged garage to incorporate cycle, bin and garden storage.
  - Minor increase in internal floor area arising from thinner than anticipated external walls thickness.

3.02 Condition 3 (Ecology) – an ecological mitigation plan is required to be submitted and approved. A proposed mitigation plan is contained within the Combined Biodiversity & Mitigation Plan document by Wychwood Environmental Ltd accompanying this application. This application seeks to have Condition 3 changed to state that work is to be carried out in accordance with this plan.

3.03 Condition 4 (Levels) – requires existing and proposed levels to be submitted and approved. Existing and proposed levels have been added to the plans, elevations and sections drawings that are submitted for substitution. This application seeks to have Condition 4 changed to state that work is to be carried out in accordance with these amended drawings.



3.04 Condition 5 (Biodiversity) – requires finalised details & location of biodiversity measures to be submitted and approved. These details are contained within the Combined Biodiversity & Mitigation Plan by Wychwood Environmental Ltd accompanying this application. This application seeks to have Condition 5 changed to state that work is to be carried out in accordance with these finalised details.

3.05 Condition 6 (Water Neutrality) – requires details of water efficiency measures and rainwater harvesting to be submitted and approved. Proposed water efficiency measures and rainwater harvesting are set out in the Water Efficiency Measures document and proposal drawings by CGS Civils Ltd accompanying this application. This application seeks to have Condition 6 changed to state that work it to be carried out in accordance with these proposals.



4.00 Summary

4.01 This application to vary the conditions associated with the existing approval in order to allow minor changes to the design and discharge previous planning conditions should be permitted as a minor material amendment because:-

- It is consistent with local and national planning policy.
- It does not seek to change the substance of the original approval.
- It has no adverse impact on the appearance and character of the area.
- It has no adverse impact on the amenity of neighbouring properties.
- It meets the housing needs of the local applicants.
- It makes a positive contribution to the housing stock of the area.