



Design Amendment Statement

New Dwelling, Winterfold Farm,
Wimland Road, Rusper, RH12 4QU

This statement accompanies a Section 73 application seeking to vary Condition 01 (Approved Plans) of the existing planning permission. The application proposes a series of minor amendments that refine the approved development without altering its overall design concept or planning objectives.

The amendments include the repositioning of the dwelling to enhance the landscaped setting and a number of minor architectural refinements to improve the building's functionality and reinforce its traditional barn character.

Collectively, the proposed changes are limited in scope and maintain the high-quality design of the approved scheme whilst remaining sympathetic to the character of the site and its rural surroundings.

Design Amendment Statement

on Behalf of

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1. Introduction

- 1.1 This Design Amendment Statement has been prepared in support of a Section 73 application submitted to Horsham District Council to vary Condition 01 (Approved Plans) of the extant planning permission. The application seeks approval for a series of minor amendments to the approved scheme that refine the design whilst maintaining the overall planning objectives and design quality of the development.

2. Proposed Amendments

- 2.1 The proposed amendments fall into the following two categories:

2.1.1 Building position & landscaping

Building position has been amended as highlighted on drawing **GH724 PL01 & GH724 PL05**. The building has been moved to the north-west to provide more of a landscaped buffer around the proposed new build dwelling.

The hard and soft landscaping areas have also been amended to suit and the site boundary amended to suit this.

2.1.2 Building amendments

The following amendments are identified on drawing **GH724 PL06**:

1. **A brick pier added** – A brick pier has been added to both the south & north elevations to improve the structural rhythm of the elevations and facilitate the removal of the brick pier (item 02) below.
2. **A brick pier omitted** – A brick pier has been omitted from the north elevation as a consequence of the above amendment.
3. **The office mezzanine area extended** – The office mezzanine area has been extended to provide additional workspace together with flexibility for a small meeting area in the future.
4. **A rooflight added** – A rooflight has been introduced to the east elevation serving bedroom 03 providing improved daylight to the interior.
5. **The rafter feet extended** – The rafter feet have been extended to all elevations to provide a greater expression of the exposed timber structure, reinforcing the traditional agricultural barn character of the proposal. As a consequence, the roof height has increased marginally to maintain the alignment between the exposed rafters and the window heads.
6. **Timber cladding removed** – The timber cladding has been removed from the end of the external covered walkways to the south and north elevations. This allows increased natural light into these spaces, exposes

more of the timber structure and further reinforces the traditional barn aesthetic.

7. **Balustrade added** – A timber balustrade, matching the approved first-floor balcony detailing, has been added to the external basement stairs to satisfy building control.

3. Drawings Amendments

- 3.1 The following set out the required drawings amendments.

3.1.1 Drawing GH724 PL01 Rev A replaces GH724 PL01 Rev B

3.1.2 Drawing GH724 PL02 Rev B replaces GH724 PL01 Rev C

3.1.3 Drawing GH724 PL05 is new

3.1.4 Drawing GH724 PL06 is new

4. Area Amendments

Please note the following;

2024 CIL (DC/24/1787)

Total GIA of 175 sqm.

2025 CIL (DC/26/0054 - previous 73 application for variation of condition 01)

Total GIA 175 sqm. This was incorrect and didn't include for the new basement and should have been 266 sqm

2026 CIL (this section 73 application)

Total GIA 294 sqm

5. Conclusion

- 5.1 The proposed amendments are modest in nature and have been carefully considered to refine and improve the approved scheme. They do not alter the fundamental design principles of the development and remain sympathetic to the site's rural setting.
- 5.2 The amendments preserve and, where appropriate, enhance the high-quality architectural approach established by the approved proposal through improved detailing and enhanced landscaping.

- 5.3 It is therefore respectfully considered that the proposed amendments would not give rise to any adverse planning impacts and continue to accord with the relevant development plan policies and the National Planning Policy Framework. Accordingly, it is respectfully requested that planning permission be granted for the variation of Condition 01 (Approved Plans).