



Planning Statement

Application to vary condition 1 of the previously approved, 'proposed demolition of existing dwellinghouse with erection of replacement dwelling'.

Sweepers
Saucelands Lane
Shipley
West Sussex
RH13 8PS

Planning Statement

This Planning statement has been prepared for the section 73 application at **Sweepers, Shipley**.

As part of the design process, a pre-application advice request was made to Horsham District Council (**PE/24/0250**) to ascertain the principal of development within the application site.

Since this, a full planning application was submitted and approved (**DC/25/1417**).

Now, this Section 73 application seeks to vary condition 1 (plans condition) of the above approved planning application.

The new revised proposed seeks to supersede the noted drawings from the approval notice, with material changes to the **'Layout and density of building'** and **'Design, appearance and materials'**.

The changes to the approved plans and elevations are as follows:

- i. Ridge height and FFL increased by 150mm in comparison with previously approved application - This is a core mitigation strategy as per civil engineer's Flood Risk Assessment. Further information on the history of on-site flooding and the advised mitigation to flooding, can be found in the supplementary documentation that will be submitted as part of the application
- ii. Rearrangement and resizing of Velux windows to the proposed west elevation.
- iii. Removal of glazing bars in all windows - As seen in neighbouring properties.
- iv. All Timber cladding to the ground floor to be replaced with white render as seen in neighbouring properties.
- v. French doors to the south elevation replaced with bi-folding door.
- vi. Alteration to landscaping associated with raising the ridge height and FFL, ensuring building regulation compliance.
- vii. Proposed aluminium downpipes and guttering replaced with 'Cast Iron Effect UPVC' Guttering and Downpipes.

All the above changes can be seen in the below drawings supplied as part of this application:

- 24079 - Sweepers Shipley - 3.04**B** Proposed Site Plan and Additional Floor Plans – PLANNING
- 24079 - Sweepers Shipley - 3.05**A** Proposed Elevations - Sheet 1 – PLANNING
- 24079 - Sweepers Shipley - 3.06**A** Proposed Elevations - Sheet 2 – PLANNING

The proposed amendments have been carefully considered and developed to ensure that any effects on material planning considerations remain minimal. It is important to also recognised that even such amendments can have a tangible effect on the financial viability of a development, and thus the likelihood of project's delivery.

The applicant remains willing to work constructively with the Case Officer throughout the determination of the application. Should any feedback or matters of concern be identified, the agent (on behalf of the applicant) would welcome the opportunity to engage collaboratively in order to explore solutions and arrive at a mutually agreeable position.