

SUPPORTING PLANNING STATEMENT

Section 73 Application

Variation of Condition 3 of Planning Permission DC/06/0496

New Lodge, Worthing Road, Dial Post, Horsham

1. Introduction

This statement supports an application under Section 73 of the Town and Country Planning Act 1990 seeking variation of Condition 3 attached to planning permission DC/06/0496.

The application relates to the ancillary accommodation known as The Bothy, located within the residential curtilage of New Lodge.

The proposal seeks to retain the lawful ancillary use of the accommodation whilst also permitting occasional short-term holiday accommodation.

No physical alterations to the building are proposed.

2. Site and Planning History

Planning permission DC/06/0496 was granted in 2006 for the conversion of an existing garage to ancillary accommodation.

The development was completed in 2008 and has remained in lawful ancillary use since that time.

The Bothy is a detached converted outbuilding located approximately 10 metres from New Lodge. It lies within the same residential curtilage, shares the existing access and services, and has no separate postal address.

The accommodation has historically been used by visiting family members and friends in association with the occupation of New Lodge.

3. Proposed Variation

The application seeks to vary Condition 3 to allow the accommodation to be used for purposes ancillary to New Lodge and for occasional short-term holiday accommodation.

The accommodation would continue to be available for ancillary use and would not be occupied as a person's sole or principal residence.

The principal dwelling at New Lodge would remain occupied by the owners.

4. Planning Considerations

The proposal involves no physical alterations, extensions or changes to access arrangements.

No additional permanent dwelling would be created and the accommodation would remain associated with New Lodge as part of the same planning unit.

The proposed use would operate on a modest scale, with occupancy limited to a maximum of two guests at any one time.

The proposal would not adversely affect neighbouring amenity, the character of the countryside or highway safety.

5. Heritage Considerations

New Lodge is a Grade II listed building.

This application relates solely to the variation of an occupancy condition and does not involve any alterations to New Lodge, The Bothy or their setting.

The significance of the listed building and its setting would therefore be preserved.

6. Conclusion

This application seeks only to vary Condition 3 of planning permission DC/06/0496.

No physical alterations are proposed and no additional permanent dwelling would be created.

The accommodation would remain associated with New Lodge whilst allowing occasional short-term holiday accommodation.

The proposal would not adversely affect the character of the area, neighbouring amenity or the significance of the listed building.

Approval of the application is respectfully requested.