



**Planning Statement relating to  
the Variation of Condition 1 for  
Planning Application DM/20/3847**

Outdoor Pool and retention/conversion of part of original dwelling to leisure building with Gym, equipment storage and home office (ancillary to main house)

at

Winscot, Deaks Lane, Cuckfield, West Sussex, RH17 5JB

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Planning Statement

on Behalf of

Mr and Mrs Freeman-Smith

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May 2023

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## Statement

- 1.1 This Planning Statement supports the Variation of Condition 1 regarding Planning Application DM/20/3847 concerning an *'Outdoor Pool and retention/conversion of part of original dwelling to leisure building with Gym, equipment storage and home office (ancillary to main house)'*.
- 1.2 The building, a bungalow, is currently ancillary to the main dwelling house and this use would remain under the revised plans in this application.
- 1.3 Condition 1 relates to *'Approved Plans'* and states that:  
  
*'The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application'.*
- 1.4 The Variation to Condition 1 relates to the replacement of some of these plans in order to allow for a more usable leisure space in the building, including a games room and an additional office.
- 1.5 The revised floor plan allows for a more usable leisure space in the building, including a games room and an additional office, as shown in document A-PL-003 - Proposed Building Plan\_P04. The footprint of the new leisure complex will be one third smaller than the existing dwelling and the revised plans within this application also retain the flat roof design from Application DM/20/3847, which significantly reduces the buildings visual impact on the surrounding natural and built environment.
- 1.6 This Variation to Condition 1 involves the submission of the following plans, which will replace those submitted as part of Application DM/20/3847:
- A-PL-001 - Site Location Plan\_P01 - which will replace Drawing Number A-PL-001\_P02
  - A-PL-003 - Proposed Building Plan\_P04 - which will replace Drawing Number A-PL-003\_P03
  - A-PL-002 - Existing Building Plan\_P01 - which will replace Drawing Number A-PL-002\_P03
  - A-PL-004 - Existing Building Elevations\_P01 - which will replace Drawing Number A-PL-004\_P01
  - A-PL-005 - Proposed Building Elevations\_P01 - which will replace Drawing Number A-PL-005\_P01
  - A-PL-006 - Existing Roof Plan\_P01 - which will replace Drawing Number A-PL-006\_P03
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- A-PL-007 - Proposed Roof Plan\_P01 - which will replace Drawing Number A-PL-007\_P03

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- 1.7 All other Plans relating to Application DM/20/3847 will not change and remain the same (as part of Application DM/20/3847).
- 1.8 Essentially, the revised plans involve a small enlargement of the approved plans in Application DM/20/3847, with the plans approved under Condition 1 having over 50% of the footprint of the existing bungalow and the revised plans in the application being 33% smaller than the existing dwelling.
- 1.9 In more detail, these revised plans mean that the footprint of the new leisure complex will be 147 square metres (sqm), a 33% reduction from the current 220.2sqm of the existing dwelling on the site.
- 1.10 The revised plans maintain most of the existing approved internal floorplan and plumbing locations, minimising disruption.
- 1.11 The revised plans also maintain the buildings flat roof design, with the building materials complementing the design of the contemporary new build residential dwelling on the site, which is currently being lived in by the applicants.
- 1.12 These building materials to be used will include aluminium windows and doors, white render, vertical cedar cladding, as well as grey roof trim.
- 1.13 This enlargement is required to create a more versatile and user-friendly ancillary building, incorporating additional office space in a separate room to enable the applicants to work simultaneously in two locations inside when homeworking.
- 1.14 Under these revised plans, no trees or shrubs would be affected or removed by this Variation to Condition 1.
- 1.15 We believe that these revised proposals will further enhance the appearance of the property and the surrounding area, with a rectangle shaped structure replacing the square structure under the existing planning approval. This shape also significantly reduces the buildings visual impact on the surrounding environment.
- 1.16 Furthermore, compared to the existing approval under Application DM/20/3847, we believe that there would be much less disruption from the demolition of part of the bungalow. This is because the new external wall construction would be less than six metres in these revised plans and the existing services would not require relocation.

- 1.17 Given the above, we feel that the revised plans do not significantly alter the reasons behind the Approval of Application DM/20/3847 and that this Application for the Variation of Condition 1 should be granted by Mid Sussex District Council (MSDC).