

MID SUSSEX DISTRICT COUNCIL

MEMORANDUM

MID SUSSEX DC.
16 OCT 1996
PLANNING DEPT.

To: Director of Planning and Development

Your Ref:

From: Secretary and Solicitor to the Council

My Ref: SMC/LT

Date: 15th October 1996

For the attention of Tim Barkley

**Town and Country Planning (General Permitted Development) Order 1995
Direction under Article 4(1)
Bethany, Sandhill Lane, Crawley Down**

I attach a copy of the above Direction for your file.

The Direction has today been submitted to the Secretary of State for the Environment for approval and copies have been served on the respective owners of the land.

I will notify you of the Secretary of State's decision in due course.

Sue Carter.

Assistant Solicitor

*Kul - adviser Land Charges
- record on maps / record
card
- copy for the public file
of directions.*

Card + Binder

MID SUSSEX DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(1) to which ARTICLE 5(4) APPLIES

WHEREAS the Council of the District of Mid Sussex Oaklands Oaklands Road Haywards Heath in the County of West Sussex being the appropriate Local Planning Authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 is satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on land at Bethany Sandhill Lane Crawley Down West Sussex being the land shown edged red on the attached plan unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

AND WHEREAS the Council considers that development of the said description would constitute a threat to the amenities of their area and that the provisions of paragraph 4 of Article 5 of the Town and Country Planning (General Permitted Development) Order 1995 apply

NOW THEREFORE the said Council in pursuance of the powers conferred upon it by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below

THIS DIRECTION is made under Article 4(1) of the said Order and in accordance with Article 5(4) shall remain in force until the 15th day of April 1997 (being six months from the date of this Direction) and shall then expire unless it has been approved by the Secretary of State for the Environment

This Direction may be cited as the "MID SUSSEX DISTRICT (BETHANY SANDHILL LANE CRAWLEY DOWN) DIRECTION 1996"



Thyme Cottage
MID-SUSSEX P.C.
PLANNING DEPT.
REPRODUCED FROM THE
ORDNANCE SURVEY MAP
WITH THE PERMISSION OF
THE CONTROLLER OF
H.M. STATIONERY OFFICE
CROWN COPYRIGHT
1988

BRICKLANDS

SANDHILL LANE

BURLEIGH LANE

SANDHILL

Wedza

Sandhill Hous

6717

Burleigh Cottage
BM 129.82m

Burleigh Ridge
130.4m

Lilac Tree
Cottage

Brownberries

Bethany

Sandhill
Gate

Enodoc

Inglewell

Rustlings

Manderley

Orchard
Cottage

Grange Park Cottage

Heatherbank

Cottage

Green Hedges

The
Loklamp

Sideways

Grange Close

SCHEDULE

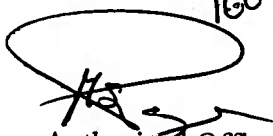
The enlargement of a dwelling house consisting of an addition or alteration to its roof being development comprised within Class B of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class

**THE COMMON SEAL of
MID SUSSEX DISTRICT COUNCIL**

was hereunto affixed this 15th

day of October 1996

in the presence of

16092

Authorised Officer



DATED 15TH October 1996

TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT)
ORDER 1995

ARTICLE 4

MID-SUSSEX DISTRICT (BETHANY,
SANDHILL LANE, CRAWLEY DOWN)
DIRECTION 1996

BETHANY, SANDHILL LANE, CRAWLEY DOWN

**TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

STATEMENT OF REASONS FOR MAKING DIRECTION UNDER ARTICLE 4(1)

Bethany is a small semi-detached property situated on the north side of Sandhill Lane.

The rear roofspace of this property and the adjoining property was converted at the same time in 1991 and resulted in the creation of two small dormer windows, one for each property.

Both properties have medium sized rear gardens which slope gently down to the north. They are separated by a 1.8m high close-board fence.

The District Council accepted as a valid planning application a proposal to extend the rear roofspace of Bethany to create an additional bedroom and forming an even larger roof extension with two windows. The proposal has a width of 5.6m and projects outwards at eaves level 2.3m and has a sloping pitched roof. The overall height of the addition is 3.8m. The application was registered on 3 September 1996 under reference WP.80.96.

Closer inspection of the application after the site visit revealed that the roof extension would benefit from permitted development rights under Class B of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995.

It is clear therefore that there is a real and specific threat of development being carried out. If the scheme were to be implemented it is felt that it would have a substantial and detrimental effect on the amenities of the adjoining property, Brownberries. The sheer size of the extension would be dominating and have an overpowering effect on the adjoining residents, and would be visually intrusive when viewed from the garden.

The proposal is also considered to be totally out of keeping with the character of what are quite small dwellings with an attractive existing roofscape. It would be visible when viewed from a section of Sandhill Lane to the west of Bethany. It is felt that this would have a detrimental effect on what is a streetscape of some merit, which is currently being considered as a Townscape Protection Area on the Consultation Draft of the East Grinstead and North Mid Sussex part of the new District Wide Local Plan.

The impact on the adjoining property and the wider street scene is considered to be an interest of acknowledged importance which is in accordance with advice contained in PPG.1.

Consequently it is felt that any addition to the roofspace at Bethany would have a serious impact on Brownberries' amenities, would spoil the character of the building and spoil an attractive townscape felt to be worthy of special protection. It is considered that these are exceptional circumstances and the extension should be brought within the control of the Local Planning Authority by means of a direction under Article 4(1) of the Order.

(ems/rbstbeth)