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Planning Team, Lewes and Eastbourne Councils
On behalf of South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

6th June 2022

To Whom It May Concern,

Re: Application for pre-application advice in relation to Old Line Cottage, Ivors Lane, Hamsey, BN8 5TY

Please accept this letter and attached forms and documents (submitted via email) as a formal request on behalf of the homeowners at Old Line Cottage, Hamsey. Pre-application advice is sought by the applicant (Charlotte and James Chubb) for the proposed single storey side extension to create a bespoke ground floor annexe/bedroom and therapy pool to support the ongoing medical needs of their daughter.

Proposed designs are submitted for comment as well as evidence from the client and their various medical advisors evidencing the need for the works.

Please advise if a site visit is required as part of the pre-application process, otherwise it is assumed that no pre-application fee is required under the householder pre-application process within the National Park.

Site Description

Planning permission was granted in 2019 for the erection of a single storey side extension, allowing the creation of a ground floor dining space and office that replaced a number of low-quality outbuildings. The works were begun in October 2020 and completed in September 2021.

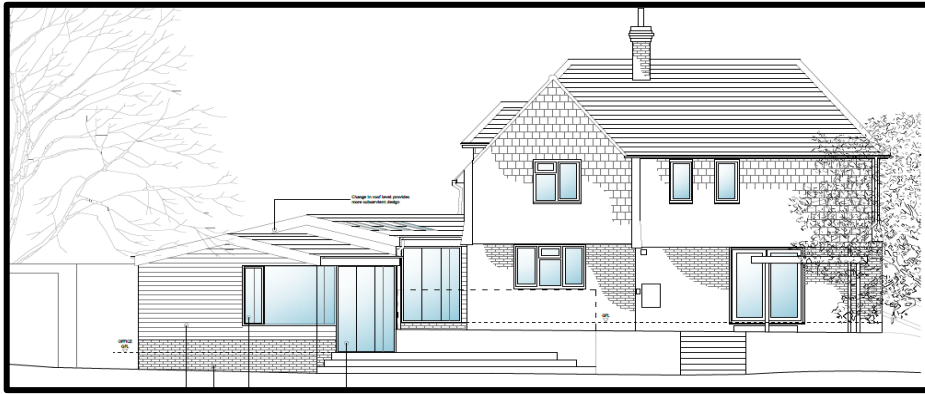


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Chartered Town Planners

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Approved Development (2019) - SDNP/19/01845/HOUS

Policy SD31 of the South Downs Local Plan treats pre-2002 extensions as original for the purposes of apply the policy. On this basis, earlier extensions to the application property are not to be considered in the application of part 1(a) of SD31. Furthermore, during the pre-application process for the 2019 extension the local planning authority commented that earlier extensions had been seamlessly added to the original building and therefore would not have been treated as ‘extensions’ as they were imperceptible from original parts of the building.

However, it is accepted that the approved 2019 extension has increased the gross internal area of the building and therefore the current proposals would normally fall contrary to part 1 (a) of Policy SD31. Despite this policy requirement and general aim to restrict householder developments to ‘modest’ extensions, the unique circumstances described in the submitted documents offer a justifiable exception to these requirements. This is explicitly noted and provided for at paragraph 7.93 of the Local Plan (the supporting text for Policy SD31) which states:

“The Authority will consider larger extensions that are needed to accommodate exceptional family needs, for example, arising from a disabled or elderly member of the family; robust evidence will be required to support such applications.”

Robust evidence has been provided demonstrating the unique personal circumstances of the occupiers of Old Line Cottage. However, if any further evidence or clarification is required at application stage then the local planning authority are requested to specify this in their written advice.

Justification

As set out in detail within the supporting documents, the sole reason for the proposed extension is the applicants’ daughter’s medical condition - which is a progressive condition diagnosed in 2021. Specific details of how this condition affects her day to day life, both currently and into the future, are included as part of the submission documents alongside a Ullrich Congenital Muscular Dystrophy fact sheet.

Submitted alongside this letter are a letter from the Applicants' themselves explaining these personal circumstances, as well as supporting documentation including:

- Letter with diagnosis from Great Ormond Street Hospital (8th July 2021)
- Copy of Educational Health Care Plan (24th August 2021)
- Independent Educational Psychologist's report (20th April 2021)
- Independent Occupational Therapist's report (28th August 2021)
- Letter from Muscular Dystrophy UK (5th May 2022)
- Letter from Adaptations Housing Specialist OT (26th April 2022)
- Letter from Clinical Specialist Paediatric Physiotherapist (27th May 2022)

As is clear from the supporting documents, the medical condition was not diagnosed until July 2021 – significantly later than the application, permission and commencement of the works to previously extend the house. The applicants could not have known about the future medical needs of their family when they progressed works to extend the property at that point.

The applicant's letter and supporting documents detail the difficulties their daughter faces and the reliance she has on adult family members for basic day to day tasks and access to key household facilities. The proposals would allow their daughter to remain in their family home as her condition progresses and continue to manage her condition at home with the benefit of a purpose built bedroom and hydrotherapy pool.

Muscular Dystrophy UK fully support the application and have stated the benefits of the extension to the applicants' daughter in their letter dated 5th May 2022:

“Muscular Dystrophy UK is in full support of Mr and Mrs Chubb’s application to further complete the necessary extension to their home. Should this application be agreed, they will have the opportunity to create a ground floor extension encompassing all the future requirements Josie may have thus enabling her to live as fully and independently as possible within her family home.”

A number of other health professionals supporting the applicants' daughter have written letters of support for the application and each details how the proposed extension will improve her day to day life and ability to remain independent within her family home as her symptoms progress.

The applicants have already engaged with neighbours within the immediate vicinity of the house and explained the circumstances in which a further extension is sought. To their knowledge all neighbours are supportive of the application and specific letters of support have been provided from neighbours at Crofters, Drove House, Great Cottery, Little Bretts and Pellbrook House.

Considerations / Questions

This request for pre-application advice primarily seeks guidance on the principle of development and sufficiency of the supporting documents provided. However, we also invite pre-application feedback on the proposed design and any additional validation requirements for a future planning submission.

If any additional planning considerations are considered important ahead of a future application for planning permission then the local planning authority are asked to advise on these matters accordingly. The future application will be supported by an ecosystems services statement as required.

The application comprises:

- This cover letter
- Completed pre-application enquiry forms
- Pre-application plans and elevations by Life Size Architecture
- Package of supporting documents (full list below)

If the Planning Authority require anything further to assist with this pre-application enquiry we will seek to provide it on request.

We trust this letter and accompanying pre-application advice forms are to your satisfaction. If you have any questions please could you direct these to Joseph Pearson at Lewis & Co Planning (joseph.pearson@lewisplanning.co.uk).

Yours sincerely,

Lewis & Co Planning
June 2022

Supporting Documents:

- Letter from Applicants
- Education Healthcare Plan
- Occupational Therapy Report
- Occupational Therapy and Physiotherapy Annual Report – 2022
- Letter from Muscular Dystrophy UK
- Muscular Dystrophy UK – Ullrich Congenital Muscular Dystrophy Fact Sheet

- Letter from Great Ormond Street Hospital for Children
- Letter from Educational Psychologist
- Letter from Paediatric Neuromuscular Service
- Letter from Adaptations Housing Specialist OT
- Letter from Clinical Specialist Paediatric Physiotherapist
- Letters of support from neighbours:
 - Crofters
 - Drove House
 - Great Cottery
 - Little Bretts
 - Pellbrook House