

PLANNING STATEMENT

Flamsteed, Lake Lane, Barnham, West Sussex, PO22 0AD

INTRODUCTION

This Statement has been prepared in support of a Householder Application for changes to the above property.

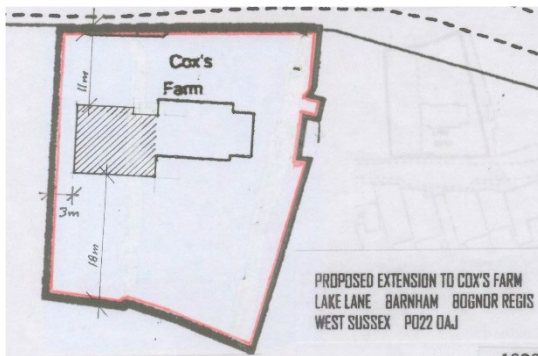
SITE DESCRIPTION

This application site is a 2-storey detached house within a residential area of Barnham. It is not located within a conservation area, nor is it located within proximity to Listed Buildings or site of archeologically importance. Along the road other recent developments have been approved, which have been outlined below and provide support to the proposed development.

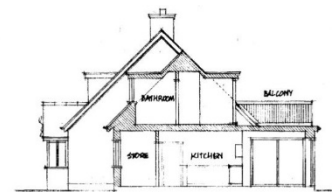
PRECEDENTS

Cox's Farm – BN/23/19/HH

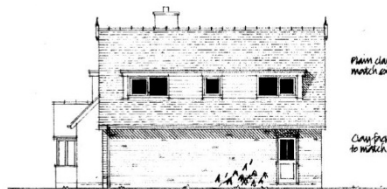
Similar to the proposed, this application Approved a two storey side extension, which also extended further forward of the existing building line, as shown below.



PROPOSED EAST ELEVATION



PROPOSED SECTION A-A



Land East of Toll Cottage - BN/69/16/PL New dwellings, is an example of development within close proximity to the proposed.

Pollards Nursery – BN/19/16/PL New dwellings

Tangles – BN/12/16/HH – Large extension to existing

FLOOD ZONE AND RADON RISK

The property is within Flood Zone 1. The extension ground floor is not be higher than the existing level anyway and so no special arrangements need to be detailed.

The property is within a low Risk of Radon Area 1-3% chance. Radon Membrane will be used within the construction and will bridge the cavity.

CONCLUSION

We believe the changes to the façade and roof from the recently refused application, along with the evidence above should meet with your approval.