

Planning Statement for the Lawful development application at

39 Spinney Walk, Barnham, PO22 0HT

The proposals comprise the following elements:

- Removal of existing chimney and existing side extension to the north
- Erection of a single storey side extension up to 3m height and the length of the existing building to the north, no wider than half of the original building
- Erection of two storey rear extension with 3m depth spaced at 2 meters from the southern boundary line and same eaves height as the existing building, being no taller than the existing building.
- The proposed side window to the 2 storey extension on the upper level is to be obscured and openable only above 1.7m height
- To the south a small single storey extension is proposed, no taller than 3m, filling the gap from the two storey extension to the edge of the building.
- Proposed new window to the north side first floor of the existing building, to be obscured and only openable above 1.7m height.
- We are proposing to use materials to match the existing building

The extension will not exceed maximum permitted size in length and height, will be constructed with matching materials, and will not significantly impact the visual character of the surrounding area. The proposed design carefully considers the existing property's architectural style and ensures the extension is appropriately scaled and integrated into the existing building.

The proposals meet the size limitations and design parameters outlined in the General Permitted Development Order, making it permissible without further planning approval.