

## PLANNING STATEMENT

25 SKYLARK WAY, BARNHAM, WEST SUSSEX, PO22 0FA

This statement has been prepared to support a Householder Planning Application at the above property.



25 Skylark Way is a detached house with detached double garage on a relatively new development. Due to the current global situation the applicants are now to spend more time working from home and require a study large enough for them both. We looked at developing the loft of the house or adding an extension but this would dramatically change the look of the house and there is not enough garden for a house of this size to reduce it further with an extension.

Therefore developing the garage was the best option but the parking spaces need to be retained as per the original planning conditions. By changing the roof pitch to match the front gable on the house there will be enough height with the additional of two small dormers to provide adequate and practical space for a study. An internal staircase was considered, this would only reduce the depth of one parking space, another option was to add an external staircase to the rear of the garage but this wouldn't particularly be in keeping with the area. Therefore a small extension is proposed to the rear of the garage to accommodate the stairs and maintain the full garage, this will still provide over 1.2m to the boundary and over 2.4m to the side wall of the neighbouring house No 23 and the raise in ridge height would very little effect on this property.

The proposed dormers are to face North away from the private gardens and would be over 24m from the properties on the opposite side of Skylark Way, therefore posing no impact on privacy of these properties as No 23 is closer and planning policy allows for two storey properties to be closer than 24m when facing each other.

A high level roof window has been added to the South elevation to provide some sunlight into the study and solar gain.

