

# Philips Chartered Surveyors

Building Surveyors, Designers and Consultants

T/a Philips Surveyors LLP  
The Old Coach House  
78 Lower Street  
Pulborough  
West Sussex RH20 2AZ

e-mail: info

## SUPPORTING STATEMENT

**Client:** Ms T Le May  
**Site:** Wanley Lodge, Wandleys Lane, Eastergate, West Sussex PO20 3SE  
**Project:** New Caravan/Camper/Trailer Store & Driveway Widening  
**Project Ref:** 101/09 – SS1  
**Date:** 2<sup>nd</sup> January 214

## **1.0 Introduction**

### **1.1 The Proposal**

This supporting statement has been prepared for a private client to support the planning application for the removal of 2no. temporary car ports and the erection a new open fronted timber framed store to house the existing classic 1960's caravan and campervan with space to store existing trailer which will enable them to be protected from tree sap, leaves and bird guano currently experienced from the surrounding trees will include associated alterations to widening the existing driveway to improve vehicular manoeuvrability.

The application relates to a 0.0864 hectare part of Eastergate which lies along Wandleys Lane, east of Chichester and north of Bognor Regis.

Planning permission is sought in order to improve the usability of the existing site and to provide protection from damaging natural substances as listed above.

The client has discussed the proposal with the adjoining neighbours and has received a positive response with no objections.

### **1.2 The Structure**

The proposed oak timber framed caravan/camper/trailer store's front elevation facing east will be open fronted with the west and north elevations finished with feather-edged horizontal weather boarding fixed back to timber frame and left to weather naturally into its surroundings. The south elevation will have a tiled lean-to roof to the existing timber closeboard boundary fencing being retained. The proposed roof will be set at a 35 degree pitch roof with gabled ends with the ridge level positioned 4.64m above ground level. The new roof will be finished with Keymer shire priory handmade plain clay tiles.

## **2.0 Description of Existing Site & Surrounding Area**

### **2.1 Location & Surrounding Area**

Set within the Arundel/Chichester area, Wanley Lodge is located along a quiet country road just off of the A29 Bognor Road. The surrounding area has a mix of rural dwellings and agricultural use buildings and is set within extensive arable land countryside.

## **2.2 Existing Site**

The existing site currently has a two storey 4 bedroom dwelling located to the east end of the site and a separate double garage with games room above to the west. The main house has a traditional painted brick appearance with gables the prominent elevation. The roofs are finished with handmade plain clay tiles. The garage building is a red/brown brick finished building with feather-edged timber cladding to gable section of the walls and a handmade plain clay tiled pitched roof. The site boundaries has a mix of timber fencing and hedges to its perimeter.

The position of the property and its surroundings is shown on the scaled Location Plan on Philips Chartered Surveyors drawing no PL-01 & PL-02.

## **3.0 Conclusion**

The proposed caravan/camper/trailer store with associated driveway widening works at Wanley Lodge is required to provide physical protection and improved manoeuvrability for the existing classic vehicles from the demanding environment. The erection of the proposed store will ensure the classic vehicles are protected for their prolonged future enjoyment.

Its subtle aesthetics shall ensure the store blends into its surrounding environment by being left to weather naturally. The proposal will not lose its existing use it will only improve its usability and appearance.

Prepared By Philips Surveyors LLP