

**PLANNING STATEMENT
FOR
20 GUERNSEY FARM LANE**



December 2025



1.0 INTRODUCTION

1.01 The Planning Statement is provided as supplementary information to support the application for Certificate of Lawfulness of Development for the property known as 20 Guernsey Farm Lane, Felpham, Bognor Regis, West Sussex, PO22 6BU.

1.02 A Certificate of Lawfulness of Development is sought for the following:

- Sitting Room extension which has been in place prior to 3rd August 1995 as documented on sales literature for the property which can be referenced at Appendix A to the Planning Statement. Please also refer to Photographs at Appendix B to the Planning Statement. A Certificate of Lawfulness of Development is there being applied for under the 10 year rule.
- Rear single storey Kitchen extension, which meets the criteria for permitted development rights.

1.03 The client is currently in the process of selling the property and as such requires a Certificate of Lawful Development to complete legalities.

2.00 JUSTIFICATION

2.01 The Sitting Room Extension has been insitu for a period exceeding 10 years, so can be deemed permitted development under the 10 year rule (See original sales literature at Appendix A, which documents its existence).

2.02 The single storey rear Kitchen extension falls within permitted development rights as follows:

- The proposal meets Class A – enlargement, improvement or alteration guidance, Ministry of Housing, Communities and Local Government dated September 2019.
- The Extensions to the original house under Class A does not exceed 50% of the curtilage.
- The height of the part of the dwellinghouse enlarged, does not exceed the height of the highest part of the roof of the existing dwellinghouse
- The single-storey extension does not extend beyond the rear of the original house by more than 3 metres.
- The total height of the extension is less than 4 metres.

3.00 SUMMARY

3.01 On the basis of the Planning Statement we believe a Certificate of Lawful Development should be granted.

APPENDIX A
SALES LITERATURE 3RD AUGUST 1985



General Accident Property Services

109 Felpham Road Felpham West Sussex PO22 7PW Telephone: (01243) 866841 Fax (01243) 829487



20 GUERNSEY FARM LANE, FELPHAM
PRICE £79,950 FREEHOLD

**** THREE BEDROOMS * LUXURY BATHROOM * CLOAKS/WC * 22' (6.70m) LOUNGE ****
**** 18' (5.48m) SUN LOUNGE/DINING ROOM * FITTED KITCHEN * PLEASANT GARDENS ****

An internal inspection must be undertaken to fully appreciate the charm and quality of this **DETACHED PROPERTY**. Among many of its numerous qualities it boasts gas central heating, replacement double glazing and showroom condition luxury bathroom.

Directions:- From this office turn right at the traffic lights into Felpham Way bearing right at the roundabout into Middleton Road, left into Flansham Park and then first left again into Guernsey Farm Lane where the property will be found along on the right hand side.

The mention of any appliance and/or services in these Sales Particulars does not imply they are in full and efficient working order.

Offices throughout the Country



General Accident Property Services is a trading name of GA Property Services Limited. GA Property Services Limited. Registered in England No 1864469
Registered Office: Victoria House, Hampshire Court, Newcastle Business Park, Newcastle-upon-Tyne, Tyne & Wear NE4 7YJ

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

CORP 36 2/95 (B)-100

20 Guernsey Farm Lane, Felpham

The accommodation with approximate measurements is arranged as follows :-

Glazed **FRONT DOOR** leading to **ENTRANCE PORCH** with internal doorway leading to :-

HALLWAY : Angled staircase to first floor with pine balustrade, radiator.

CLOAKS/WC : Low flush suite, vanity hand basin, radiator, double glazed window.

UTILITY ROOM : 7'4" x 4'11" (2.23m x 1.49m) (measurements include fitted units). Double glazed window, roll top worktop with inset sink and plumbing for washing machine under, radiator, wall mounted boiler, fitted wall cupboard.

LOUNGE : 22'7" x 10'9" (6.88m x 3.27m). Double glazed window to front, double glazed patio doors to rear garden. Two radiators, stone effect ornamental fireplace with complimentary television and video plinth, wall light points, television aerial point, telephone point.

SUN LOUNGE/DINING ROOM : 18'5" x 8' (5.61m x 2.43m). 'Ultra Lite' roof, with double glazed windows and patio doors leading through to garden. Telephone point, wall light points, double glazed sliding door through to garage.

KITCHEN : 11' & 7' (3.35m x 2.13m) (measurements include fitted units). Fitted with a range of light oak wall and floor units with one and a half bowl moulded sink unit inset in roll top worktops, cooker point, plumbing for dishwasher, tiled splashbacks, radiator, double glazed window overlooking rear garden, door to rear lobby with door to garden.

HALF LANDING : Double glazed window.

FIRST FLOOR LANDING : Access to roof space, linen cupboard with lagged hot water tank.

BEDROOM ONE : 11'5" x 10'10" (3.47m x 3.30m) plus wardrobe cupboards to one wall with sliding doors, double glazed window, radiator, telephone point.

BEDROOM TWO : 11' x 7'4" (3.35m x 2.23m). Radiator, double glazed window.

BEDROOM THREE : 10'9" x 8'9" (3.27m x 2.66m). Radiator, double glazed window.

BATHROOM : Luxury coloured suite comprising corner bath with antique style shower and mixer taps, pedestal hand basin, low flush wc, shower cubicle, gold effect fittings, tiled walls, radiator, double glazed window.

OUTSIDE

The property has an **OPEN PLAN FRONT GARDEN** with side pedestrian access to :-

REAR GARDEN measuring approximately 42' x 36' (12.80m x 10.97m). Laid predominantly to lawn with shaped flower beds, patio and barbecue area, mature conifer and shrubs, outside garden tap, security light.

GARAGE with metal up and over door.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

For mortgage advice, please contact the Financial Consultant at our office.

Written quotations on request. Your property, and for some loans, a suitable life assurance policy, which may be arranged through GA Life, will be required as security for the mortgage.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

VALUATIONS If you wish to sell your property in an area covered by General Accident Property Services, please ask for a **FREE** valuation.

VIEWING BY APPOINTMENT THROUGH GENERAL ACCIDENT PROPERTY SERVICES

GUE020.DET D1 (3/8/95)

APPENDIX B
PHOTOGRAPHS



PHOTOGRAPH 1 – Sitting Room Extension



PHOTOGRAPH 2 – Kitchen Extension