

PLANNING STATEMENT IN SUPPORT OF APPLICATION
FOR LAWFUL DEVELOPMENT CERTIFICATE FOR
TWO STOREY EXTENSION AT CHILTERN, S,
WEST WALBERTON LANE, WALBERTON,
WEST SUSSEX BN18 0QS

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1. Introduction

- 1.1. This statement has been prepared to accompany an application for a Lawful Development Certificate to confirm the lawfulness of the construction under permitted development of a two-storey rear extension at Chilterns, West Walberton Lane.
- 1.2. The property is currently owned by Mary Kingham, who has owned and occupied the property since 1964. The property is being purchased by Sarah & Richard Burr, with a completion date of 17 December 2021. Mrs Kingham is aware of the submission of these plans by Mrs & Mr Burr ahead of their completion date.

2. The Application

2.1. This application seeks a positive Lawful Development Certificate to confirm that the proposed two-storey rear extension would be permitted development under The Town and Country Planning (General Permitted Development) Order 2015.

2.2. Plans are included with the application, showing the existing and proposed floor plans and elevations.

3. Context site location and description

3.1. The application site consists of the dwelling house known as Chilterns, West Walberton Lane.

3.2. The dwelling house is accessed from West Walberton Lane. The proposed extension required no additional access.

3.3. There is no planning history relevant to this application. The site benefits from full permitted development rights.

4. Evidence to verify application

4.1. An extension or addition to a house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met. All these conditions are met by this proposal, as:

4.1.1. The land is not designated

4.1.2. There have been no previous extension and the extension does not exceed 50% of the total area of land around the original house.

4.1.3. Maximum eaves and ridge height of extension are not higher than existing house. Extension would not be within two metres of a boundary

4.1.4. The extension will not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house.

4.1.5. The roof pitch of the extensions matches that of the existing house as far as is practicable.

4.1.6. The materials that will be used in exterior work to be similar in appearance to those of the exterior of the existing house.

4.1.7. There will be no new windows in any side elevation

4.1.8. There will be no balconies or verandas included in this extension

5. Summary and conclusions

5.1. It has been shown that the proposed extension is lawful and does not require planning permission

5.2. We therefore request that a Lawful Development Certificate is granted to confirm that the proposed extension would not be development requiring planning permission.