

Planning Statement

Elm Cottage, Dairy Lane, Walberton BN18 0PT

Proposed Rear Extension

The single storey extension is located at the rear of the dwelling. The rear garden is separated from Lavender Cottage by a 2m panel fence. The rear boundary is defined by a brick wall topped by a panel fence. Beyond is the open plan front garden of 20 The Meadows laid to lawn and shrubs.

The roof design will not require a gutter on the boundary with Lavender cottage therefore no part will encroach on the neighbouring property.

The extension will use flint and brick with a slate roof to match the other single storey elements of the dwelling. Windows will be UPVC (as existing).

Elm Cottage's existing fence on the boundary with Lavender Cottage will be reinstated.

Evidence

The house was built in 1900 therefore there are therefore no planning conditions limiting Permitted Development. It is not a Listed Building nor is it in a Conservation Area. The extension is to the rear of the dwelling and borders the front garden of 20 The Meadows. The rear extension will not exceed 3 metres in depth, the eaves will not exceed 3 metres in height and the roof will not exceed 4 metres in height. The proposal complies with the parameters of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.