

Covering Letter

To be included with Outline Application: Six, six bedroom detached houses with garages- Lanes End, West Walberton Lane
BN18 0QS

By PJ Developments LTD

This covering letter, accompanies the outline planning application (all matters reserved) for Lanes End, West Walberton Lane, BN18 0QS.

Dear Sir/Madam,

Please find attached our outline application (all matters reserved) for a proposed development at Lanes End West Walberton Lane, BN18 0QS. The Proposed development is in the area marked and allocated in the 2017 Walberton Neighbourhood Development plan and is allocated on this plan as been part of the settlement expansion area as per Schedule 8.

The site is 1.5 Acres in size and has road frontage on both west Walberton lane and Arundel road.

The proposed development is for six, six bedroom detached houses within a gated development sent in a rural setting. With each property sitting in approximately 1/4 acre (1010 square metres).

The footprint of the proposed houses would sit in line with the current housing line and would be as follows

Properties 1 & 2 16x10 Metres, 160 Square metres footprint

Living Space	Ground floor :	144.76 square metres
	Frist Floor :	144.76 square metres
	Room in Roof :	92.00 Square Metres

Total living space	381.52 Square Metres
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Properties 3 - 6 13x10 Metres, 130 Square metres footprint

Living Space	Ground floor:	116.56 square metres
	Frist Floor:	116.56 Saure metres
	Room In Roof:	65.00 Square metres

Total Living Space	298.12 Square Metres
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The current housing off Arundel road and west Walberton lane are large detached family properties consisting of either shaley style bungalows and two bedroom (with converted loft space) houses, as such we believe our proposal is in keeping with the current housing stock in the area.

The Proposed plan would also prevent further traffic from access off West Walberton Lane and allow for entry via Arundel Road.

We hope you will look favourably on our application and look forward to your comments.

Kind Regards

Peter Terry