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Planning Statement

The Coppice, West Walberton Lane, Walberton,

26th April 2017

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1. Introduction

This Planning Statement has been prepared to accompany an Application for Lawful Development for the owners of The Coppice.

2. Site Location

The property is located on the North side of West Walberton Lane at its West end, close to the junction with Arundel Road and Wandleys Lane, in Walberton, West Sussex. Grid references are 495880 E and 106802 N.

3. Character of the Surrounding Area

The Coppice is located in Walberton, adjacent to Fontwell Village approximately 150 metres south of the A27. There are two designated Conservation Areas within the Parish of Walberton. One is centred on the village green and the other on The Street; both Conservation Areas lie over 1km to the East of the property.

There are a number of listed buildings in the Conservation Areas, but none are located close to the property.

There are small amounts of Ancient Woodland in the surrounding area, although none are located close to the site boundaries.

4. Character of the Property

The property has a site area of approximately 0.263 hectares (2625sqm) and can be accessed from West Walberton Lane to the South.

Stockland House
East Street, Chichester
West Sussex, PO19 1JE

[redacted]

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The Coppice is approached via a gated entrance opening onto a gravel driveway, leading to a parking area adjacent to the house. The property is a late 20th Century design, with brick elevations, large glazed areas and a plain clay tiled roof with tile hung cladding to dormer windows.

The two storey detached house includes ground and first floors with an accessible attic / loft space. A single storey detached garage with accessible loft space is located on the property's West boundary. There are a number of single storey buildings on the site, including a summer house and a shed & log store

Both the front and rear gardens are generous with the house located centrally within the plot. The mature gardens are partly wooded to the front and rear.

5. Planning History

Planning Application WA/23/80 granted permission for a new dwelling house

Planning Application WA/5/83/B granted permission for a new dwelling house & garage

The property has been built in accordance with the approved planning drawings in the 1980's and no subsequent alterations have been made.

This application has been submitted to ensure that the current proposals are covered by the property's permitted development rights.

6. The Proposal

The proposal combines the existing kitchen and utility space into one single space with a new glazed kitchen window to access the garden and an amendment to the position of the door between the utility and boot room. The kitchen comprises a perimeter layout with a central island. A 'utility cupboard' is incorporated to accommodate appliances. The access between the kitchen and dining room is amended to allow for a more functional utility layout.

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