

NOTES TO ASSIST IN YOUR CONSIDERATION OF
EXTENSION OF PORCH TO MAIN ENTRANCE
AT No 9 LONGMEAD WALBERTON BN180QG AND MOVING
OF SIDE GATES AND NEW PANELS ON EXISTING WALL

Referring to the photograph of No 9 Longmead, sheet 4a, as it is at present may assist.

Access to the property is essentially unchanged except that the entrance and side gates will be adjacent on the build line. My car can have access to the rear of the gates if and when required.

I have split this request into 3 Elements for the following reasons

1. I know the porch extension does need planning permission
2. I am not sure whether moving the gates and fence require planning permission
3. I am also unsure about the 3 additional panels foreword of the gate.

Note Elements 1 & 2 are dependant upon both being approved, whereas Element 3 is an enhancement

The purpose of this plan is to give myself, and my visitors, additional privacy. At present it is totally exposed visually and the alteration will give us and my neighbours full privacy and addition room under shelter in winter when needed most.

ELEMENT 1

I propose to extend the Porch, to the building line, level with the house, by inserting two side panels and extending the solid timber Roof covered in cold setting felt.

The total length will increase by 1.9 metres to 5 metres. The width will remain at 1.0 metre and height at 2.7 metres. The panels will be

double glazed and match the same high standards of the existing porch in 28mm Matrix White double glazing as per photograph 4a
The structure will be mounted on a 100mm thick concrete base with a brick edging to match existing structure
The existing Water drainpipe from the roof will be moved to the front edge of the house.

ELEMENT 2

I propose to move the existing gates, (see Photo), forward to the Building Line of my property and paint them white or magnolia in keeping with the finish of my House.

This will also require a 6ft x 5ft Close Boarded Fence Panel, to close the gap between the Gate post and my neighbours Garage wall for security of my property. It will be mounted on my drive support wall. This will also be painted in accordance with brick or wall surroundings. The gate and panel will not exceed 6ft from the floor level of my drive. I understand current maximum allowance is 1.87 metres

ELEMENT 3

Firstly, I already have a drive retention wall which is 30cms or 20cms high. Part of it were reduced in height in former times.
See Photograph 4b

The drawing shows 1.5 metres “typical” of 3 two metre wide wood Close Boarded or Waney lap panels, one metre high, attached to my Drive Retention Wall, but these will be forward of the building line.

I understand that this is not uncommon. I will ensure that the overall height, from drive level, including existing wall, is no more than 1 metre. It would be painted in a colour to match the wall.

Incidentally, there is an example of a fence forward of the building line in our street higher than 1 metre.

You may have guessed I am not a professional architect, but I hope I have given you sufficient detail to obtain a hopefully successful application. If you have further queries I am on 01243543074 or at my email address sussex.traveller@sky.com.