

Supporting Statement

**Two storey rear and single storey side extension to
Oak Bank**

at

**Oak Bank,
Wandleys Lane,
Walberton
West Sussex.
BN18 0QR**

Sept '25
Prepared by PCL

[REDACTED]

T [REDACTED]

1. Introduction

1.1. This statement has been prepared to support the following proposal:

Two storey rear and single storey side extension at Oak Bank Wandley's Lane, Walberton, West Sussex, BN18 0QR.

1.2. The proposals are for a new two storey rear and single storey side extension.

2. Site Context

2.1. Oak Bank is a residential dwelling located on the northern side of Wandley's Lane, Walberton and currently consists of a detached single residential 3 bedroom unit.

3. Floor Plans

3.1 Existing and Proposed floor plans have been provided.

4. Biodiversity Enhancement

4.1 Policy ENV DM5 Development and Biodiversity seeks to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats.

The proposed two storey rear and single storey side extension is located to the rear of the site (western area), offering very little change in biodiversity.

The proposed materials offer no greater or loss in value, and existing landscaping will remain.

To offer and increase greater potential for biodiversity and new habitats bird boxes will be located on the site.



4.2 Example of bird box.

5. Lindsey Drainage Impact Assessment

5.1 The existing development already benefits from a foul water connection as existing.

It is noted that there is no increase in risk to surface water, and a Permeable Block Pavement (Porous) will be used throughout the driveway area..