

Planning Statement

Estrella, Avisford Park Road, Walberton, West Sussex, BN18 0AP.

Statement in Support of the Lawful Development Application for a single storey rear Extension at Estrella, Avisford Park Road, Walberton.

- No more than half the area of land around the 'original house' house would be covered by additions or other buildings.

Existing Curtilage of the Property = 543m.sq

50% of Curtilage = 271.5m.sq

Existing Footprint of the House = 95.7m.sq

(Excludes existing Sunroom to be demolished)

Proposed Rear Extension = 14.3m.sq

Total Proposed Built Area = 110m.sq

- The property is a two storey single family detached house.
- The property is not on designated land or within the South Downs National Park.
- The proposed single storey rear extension will not be forward of the principle elevation or side elevation fronting the highway.
- The proposed single storey rear extension will not extend beyond the rear of the 'original house' by more than 4m.
- The proposed single storey rear extension will be within 2m of a boundary and the proposed eaves height will be less than 3m high and the proposed highest part of the rear extension roof will be less than 4m high.
- The proposed materials are to match the existing.
 - The walls are to be facing brickwork to match the existing house.
 - The roof is to be a flat roof.
 - The new doors and windows are to be white finished double glazed to match the existing doors and windows.
 - The rainwater goods are to be finished black to match the existing rainwater goods.

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