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Architectural Services

Planning Statement

Well Cottage,
Hoe Lane,
Flansham,
West Sussex,
GU22 8NW

Introduction.

Well Cottage is a semi-detached residential property located off Hoe Lane, Flansham. The property is access via a private drive to the north and affords accommodation over two floors. The existing property provides two reception rooms, a kitchen and a bathroom to the ground floor and three bedrooms and a bathroom to the first floor. The property currently benefits from a lean-to store/ utility room to the side of the property.

Proposals.

The proposed alterations have been designed to meet the requirements of permitted development and seek to provide additional accommodation replacing the lean-to extension to provide an additional reception room, bedroom and bathroom to the ground floor to accommodate additional family members living at the property. We can confirm the designs meet the following criteria:

- The land surrounding the original property remains more than 50% of the existing following the proposed works.
- The extension proposed does not extend beyond the principle elevation which fronts Hoe Lane
- The extension is lower than the highest part of the roof
- The extension does not extend beyond the rear extension of the house
- The property is not located in a site of designated land or a SSI.
- The eaves height of the side extension is less than 3m
- The maximum eaves and ridge height are lower than the original dwelling
- The proposed side extension is single storey with a maximum height of 4 meters
- The proposed materials to be used in the extension are to match the existing house



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Taking the above into account we believe the proposals are in line with the requirements of the General Permitted Development Order and as such can be constructed without the need to apply to the local authority for planning consent.



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