

BRETT INCORPORATED

PLANNING AND DEVELOPMENT SERVICES

LIMITED



5 December 2025

Our Ref.: 1183.12

Dear Madam,

Westwells, Harbolets Road, West Chiltington RH20 2LQ

Householder Application for alterations and extensions to house and garage

I enclose herewith a Householder Application for a two-storey extension to the house and an extension to the length of the garage and incorporation of dormer windows in its roof to provide light to the extended loft area. The gross net increase in floor area of the dwelling, which has an existing floor area of 253 sq m, amounts to 65 sq m. The existing garage, with its floor area of 51 sq m, will be extended by 21 sq m. Overall, the increase in floor area will be 86 sq m and below the 100 sq m threshold for Community Infrastructure Levy.

The essence of the extension to the house is to draw the existing roofline profile out by 4m. Similarly, the roofline of the garage is extended by about 3m and two new dormer windows incorporated into the roof to allow light to the existing loft area that will be accessed by loft hatch or similar in accordance with the occupiers requirements. The garage will remain incidental to the house.

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MANAGING DIRECTOR ~~~~~ SIMON BRETT MRTPI

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Full domestic permitted development (PD) rights remain intact with this property so it is feasible the proposed alterations to the house might be PD. However, the application is made for the avoidance of doubt and because the alterations are considered not to harm the character of the existing buildings or the area in general. Furthermore, the amenities and outlook of the adjoining property to the south will remain unaffected by this development. There are no other properties in the vicinity of the site. As such, it is considered the development complies with the relevant policies of the HDPF and it is hoped the application will be approved under delegated powers.

Yours sincerely,



Simon Brett