

## **Panning Statement RH13 6JE Jan 2026**

This document has been prepared to support a new application for 1no two storey 4 bedroom dwellinghouse with associated parking and landscaping at land adjacent to Coombe Cottage Church Road Mannings Heath West Sussex RH13 6JE.

The proposed development is similar in scope to the following application permitted on Fri 28 Jun 2024:

### **DC/23/1442**

#### **Demolition of existing timber garage and shed. Erection of 1no two storey 4 bedroom dwellinghouse with associated parking and landscaping**

With amendments to include:

- 1.0 Revised roof design from gable end to hip end design. Minor increase of footprint. Please note that the above design changes to roof design and footprint match those permitted on the following parallel scheme of 2 x 2 bedroom semi detached houses:

*C/25/0101*

*Non Material Amendment to previously approved application DC/24/1008 (Removal of Condition 2 of previously approved application DC/20/1851 (Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping) Minor material amendments to the approved plans and design) to make elevational changes to the approved plans.*

- 2.0 Revised front door.
- 3.0 Revised porch arrangement with hipped roof.
- 4.0 Amendments to Fenestration:

**East / Front Elevation** - Addition of window in 1st floor (Non overlooking). Removal of rooflight.

**West / Rear Elevation** - Change to position of windows and doors on ground and 1st floors (Non overlooking). Addition of rooflight.

**North / Side Elevation** - Change to position of frosted window on 1st floor. Removal of ground floor window and addition of a door.

**South / Side Elevation** - Change to position of frosted window on 1st floor. Removal of window on ground floor. Change to position & size of window on ground floor.

- 5.0 Changes to position of solar panels on rear and side elevations.
- 6.0 Increase in size of driveway to allow easier tuning.