

Simon Harvey Designs Ltd

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Planning Statement

Conversion of garage to Playroom, application of external insulation and cladding, Pergola, landscaping, plus the formation of swimming pool with detached outbuilding to include garage, pool house and home gym.

At;

Lavender Cottage, Nyetimber Copse, West Chiltington, RH20 2NE



September 2026

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This document is to be read in conjunction with all other submitted plans and documentation.

Introduction:

This application seeks permission to improve the existing property for the applicant and their family.

Lavender Cottage is a single storey property built in the 1970s and further extended in recent years.

The property sits in a private estate within West Chilmington Common. The road is a mix of varying architectural styles and large properties sitting in generous plots behind green verges and hedges.

The main house is part brick, part rendered under an interlocking concrete roof. An integral garage is accessed from the driveway and will be converted into a playroom for the applicant [REDACTED], whilst the current playroom will be converted to a further bedroom.

The rear elevation is fully rendered but suffering from slight cracking and internally the house suffers with some rooms being uninsulated. As part of the proposals, it is sought to improve both internal layout and improve energy efficiency. The external walls will be clad and insulated to improve heat loss and condensation issues.

To the rear of the property, there are large glazed doors opening onto a large paved terrace that to some extent overlooks the rear neighbour to the south. As part of the proposals, a pergola will be erected to add both an enhanced degree of separation between the properties, whilst offering some respite from the sun in the hot summer months.

To the east of the house lies the main garden space. This space is rather disjointed from the main house and as such, unused the majority of the time. The proposals seek to re-link this area to the main house with landscaping and new swimming pool and to utilise the east end of the garden for the erection of a new L-shaped outbuilding. This building will house additional incidental accommodation including a new garage, Pool house with changing facility and a home gym.

The positioning allows for the current driveway and vehicle parking to remain unaffected by the proposals.

Relevant Planning History:

- **DC/18/2161 - Erection of second storey extension, two storey side extensions, erection of a detached garage and creation of a new driveway – Approved**
 - Unimplemented due to feasibility.
- **DC/19/1238 - Erection of single storey rear extension and front porch. – Approved**
 - implemented.

Layout:

The outbuilding comprises of an L-shape single storey structure. It is laid out as a home gym, shower change and pool room, all focused around the new external swimming pool, along with a wide single garage with storage and pool plant.

A new pergola increases connectivity between the garden areas, whilst offering increased privacy and sun shading to the south.

Amount:

The existing house will not increase from its current size of 228m². The proposed outbuilding measures approximately 61.5m² in GIA. A 26% increase in accommodation.

Scale & Appearance:

The proposed outbuilding remains subservient to the host dwelling and will utilise the same materials to remain cohesive as a whole.

Sustainability:

The proposed outbuilding will be built to modern methods of construction with enhanced thermal fabric and in accordance with the Building Regulations. It is likely that an Air Source Heat Pump technology will be implemented to heat the new pool.

The existing house suffers from issues with some heating cold spots, caused by cold cavity walls to the original 1970's structure. Part of the proposal is to insulate these walls with potential for external wall insulation with new cladding. This will ensure the fabric is retaining heat and reducing ongoing energy bills.

Conclusion:

This proposal seeks to improve an existing family home for the occupants with improvement to flow, layout and living accommodation whilst improving the energy performance and cohesion of external materiality.

The proposed outbuilding offers additional on site facilities, utilising an underused part of the garden offering much needed additional space to serve the ever growing needs of a young family.

S.Harvey

September 2026

Additional Site Photographs:



1. Looking East towards end of garden and trampoline pit.



2. Looking North-west towards driveway enclosure.



3. Looking West towards house.



4. Looking East from rear terrace.



5. Driveway showing existing integral garage.(note proximity of neighbour to south in background)



6. North elevation (Front) of property with main porch and front door.



7. Looking south-east from road at location of outbuilding.



8. Looking West from junction of road at site of proposed outbuilding.



9. West side of property.