

Document Reference: 2349 hdc. plan 1
Planning portal reference PP_

9th January 2026

Planning Department,
Horsham District Council,
Park Side, Chart Way,
Horsham, West Sussex.
RH12 1RL

Dear Sirs,

Proposed Rear extension and Loft Conversion (rear dormer)

47 School Road Upper Beeding, West Sussex, BN44 3HY

On behalf of my clients, I submit the "LDC" Planning Application for the above, the fee for which will be paid directly by my clients via the Planning Portal; Documents accompanying this application are;

- | | | |
|---|---------------------|-------------|
| 1. Floor Plans, Sections, elevations as proposed | 2349 - 1 | 1:50 at A1 |
| 2. Floor Plans Elevations as existing Front as proposed | 2349 - 2 | 1:100 at A3 |
| 3. Block plan as proposed | 2349 - 3 | 1:500 A4 |
| 4. Location Plan | Via Planning portal | |

DESIGN STATEMENT

This proposal, comprises the Construction of a single storey rear extension, to no more then 2.0 metres out from the original rear wall, so with in PD limits, and A loft Conversion incorporating a rear dormer of dimensions as shown amounting to 16.34m³ also with in PD limits The neighbouring property (No 45, adjoining) already has had such structures added, as can be seen from the photographs and plans, so I would assume these aren't a problem.

The side wall of the dormer on the side adjacent to the neighbour is to be set in to avoid a conflict with the neighbours dormer, and to allow access for construction and maintenance. A similar problem has occurred with the ground floor extension, with the boundary lined already occupied, but this is exacerbated by a sewer along the back and the presence of an inspection chamber. The side wall of the extension facing the neighbour will need to be 500 mm away form this IC to comply with SWA requirements, so at present cannot be accurately positioned laterally, although I don't thing this affects permitted development rights: The single front first floor windows will be changed to 2 windows

Photographs of the house are appended below

Due to the locality of these extensions in respect of the adjacent properties, I believe they are unlikely to have any impact on any other property.,

Photographs of the house are appended below

I would hope this application can meet with approval; however, I would be grateful if the allocated case officer would contact me to discuss the proposals, prior to any decision being made

Yours Faithfully

Philip J Clay

Appendix 1 ; photographs



Rear elevation



FRONT ELEVATION



Part side ELEVATION