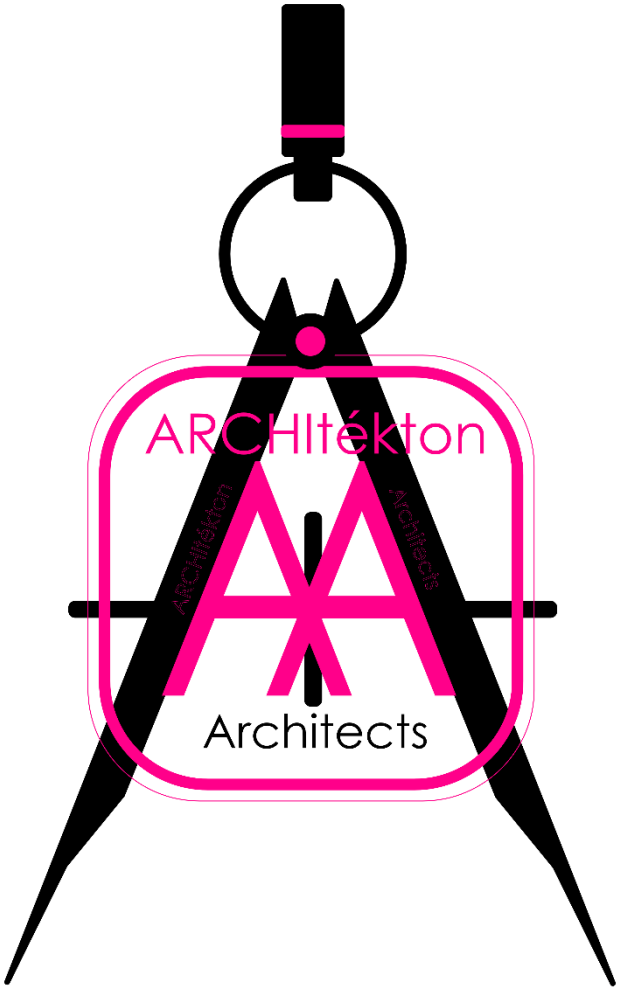

Planning Statement

for

1 John Ireland Way
Washington
Pulborough
West Sussex
RH20 4EP

Review of Document

Date	Amendments	By	Rev.

For

1 John Ireland Way
Washington
Pulborough
RH204EP
West Sussex

Issued - May 25

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0.0. ARCHItékton Architects Limited

0.1. Registered and Chartered Architect

As a Chartered Member of the Royal Institute of British Architects (RIBA), Architékton Architects adheres to the highest professional standards. Our Chartered status guarantees expert guidance and peace of mind for our clients. We take pride in offering both imaginative and practical designs, simplifying the process while delivering outstanding results.

The title "Architect" is legally protected in the UK. All architects must be registered with the Architects Registration Board (ARB) to practice professionally. We encourage clients to verify our credentials or check the registration details of any architect they wish to work with.

As part of our commitment to excellence, we ensure that our knowledge and skills remain up to date through continuous professional development. This is particularly important for maintaining compliance with the latest regulations, including the Building Safety Act 2022 and the Construction (Design and Management) Regulations 2015, which govern safety and project management in the built environment.

By upholding these standards, we provide a rigorous, responsible, and forward-thinking approach to architecture, ensuring the best outcomes for our clients and the communities we work within.

Architects Registration Board
REG NO: 099324G

0.2. About ARCHItékton Architects LTD

Name of company
Architékton Architects limited

Registered office
Architékton Architects, Casita Hampers Lane, Storrington,
West Sussex, England

Contact details
info@architekton-architects.co.uk

Business ID no.
16205861

Architects Registration no.
099324G

1.0. Introduction

1.1. Scope

A Planning Statement serves as a key planning document, outlining the development proposal and demonstrating how it aligns with relevant policies. It details the project's contribution to economic and community objectives, addresses environmental and sustainability considerations, and provides a justification for the proposed works.

2.0. Project Information

Location of Site:

1 John Ireland Way
Washington
Pulborough
RH204EP
West Sussex

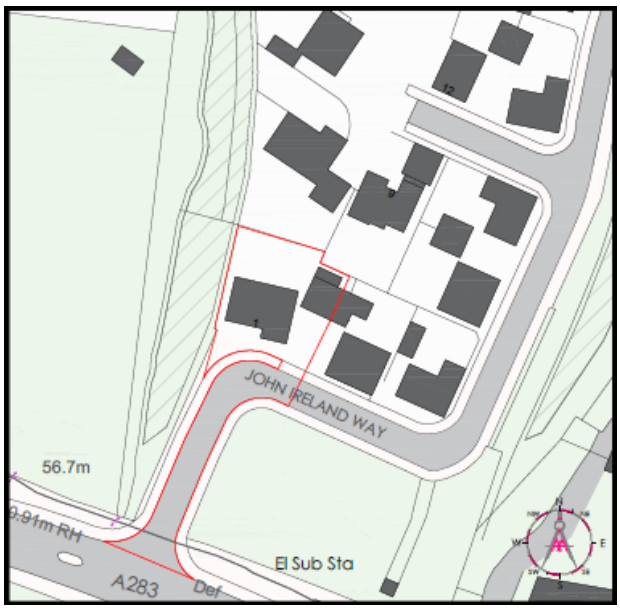

Figure 1- Site plan (nts)



Figure 2- Street View of 1 John Ireland Way

3.0. Planning Statement

This planning application has been submitted due to the revocation of permitted development rights, despite the nature of the proposed structure typically falling within permitted development parameters.



Figure 3 - View of the rear of the property looking South from the lower garden

The proposal is for a freestanding timber-framed seating area with a slate roof canopy, to be installed in the rear garden of the property. The structure is designed to be modest in size and does not create any overlooking issues.

3.1. Site Context

- The site is located within the rear garden of a modern housing estate.
- The proposal is not in proximity to any listed buildings, ensuring no impact on heritage assets.



Figure 4 - View of North West Patio, where the proposal is intended to be located.

3.2. Scale & Positioning

- Eaves height: Approximately 2.0 metres
- Overall ridge height: Approximately 2.8 metres
- Located in the north-west corner of the rear garden, an area that has been previously lowered by approximately 900mm, ensuring further discretion (figure 4 refers)
- While partially visible from neighbouring properties, only the uppermost section of the ridge will be seen, as it is positioned behind the existing 2.5-metre fence line.

3.3. Impact & Design Considerations

- The area designated for the structure is currently paved, meaning no hedgerows or trees will be affected. The ecological impact is negligible.
- The aesthetic design of the structure incorporates a cedar timber frame and railings, providing an attractive seating and entertaining space.
- The structure will offer moderate weather protection, yet its use will primarily be during warmer months when outdoor seating is most desirable.

4.0. Conclusion

The proposed structure is proportionate to the scale of the plot and integrates seamlessly with its surroundings. Given its modest dimensions, discreet placement, and negligible environmental impact, along with its exemption from Biodiversity Net Gain requirements, it is anticipated that the proposal will align with local planning considerations.