Planning statement

1.0 INTRODUCTION:

This statement has been prepared for consideration in conjunction with the planning application submitted to Horsham District Council for the proposed development:

A planning approval exists for the site, reference DC/18/1396, which was started back in the summer of 2021 with the ground works for the side two-storey extension.

The next phase of the build is on site and the applicant would like to make some minor changes to the proposal, these are as follows:

- Removal of the boxed gutter between the study roof and the tile hanging to the two-storey extension.
- Removal of Juliette balcony and insertion of window in lieu of Juliette balcony associated door / window configuration.
- Tile hanging to the two-storey extension to be raised to meet with the tile hanging on the existing element of the house to be extended.
- Roof pitch to the two-storey extension to be lowered slightly to be subservient to the main roof.

We would like the following plans to be considered and added to the approval as a true reflection of what is being built on site.

Drawings: 22.211 / PL02A, PL03A, PL04E and PL05D

2.0 SITE INFORMATION

The property forms one half of a pair of semi-detached properties and has been extended previously to the rear. South Rowner Cottage sits on a large plot of land which slopes down from the roadside to a stream and has open fields to the south side.

The planning approval reference DC/18/1396 was started with the foundations and slab work prior to the expiry of the approval.

3.0 PLANNING HISTORY

Planning permission was granted in November 2018 under reference DC/18/1396 and was prepared by Graham Nicolls Ltd, showing a proposed single storey extension fronting the road and a two-storey extension behind, with a roof height lower than the original house, allowing the form of the original house to be viewed clearly.