



Darren Moore
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PLANNING STATEMENT FOR A SINGLE STOREY REAR EXTENSION AT

4 TRUELEIGH ROAD
UPPER BEEDING
WEST SUSSEX
BN44 3JR



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CONTEXT APPRAISAL

The application property is a semi-detached house built 1960's. Back in 2002 a loft conversion was built on the second floor and sometime in the past a conservatory and detached summer house were erected. This application aims to seek permission for the replacement of the conservatory and the erection of a single storey extension in the same location.

The proposed single storey extension will be built from matching external facing materials such as the bricks, and windows and doors, will have a flat roof covered with grey felt, and will have a projection from the rear house wall of 3m, and will have an eaves height of less than 3m, therefore it is understood that planning permission will not be required. A certificate of lawful development is requested to confirm the structure is permitted.

The existing conservatory and the wall build on the boundary that was once shared will all be removed; therefore, the proposed single storey extension will be further away from the adjoining boundary than the current structure. In the past the neighbour had a structure that was joined to the boundary wall, but have in more recent times built a new independent structure.

Internally there will be a ground floor toilet area added by installing a stud wall to the side of the staircase in part, utilising the end of the corridor. The rear house wall will be mostly removed to create a large open-plan kitchen and dining area.