

Ref No: 2513

S73 APPLICATION:

PLANNING STATEMENT

FOR:

Roof Extension & Alteration at Rosecroft, Nightingales, West Chiltington, West Sussex

Planning Portal Ref No.: PP-14967361

ISSUED: 28.05.26



1.00 Introduction

- 1.01 This planning statement has been prepared by Thornton Architecture + Design in support of a S73 minor material amendment of existing planning permission for a replacement dwelling at Rosecroft, Nightingales, West Chiltington, West Sussex .
- 1.02 This application seeks approval for an enlarged external terrace by substitution of drawings as a variation to Condition 1 – Plans (the list of approved drawings).

2.00 Site Appraisal, Planning History & Context

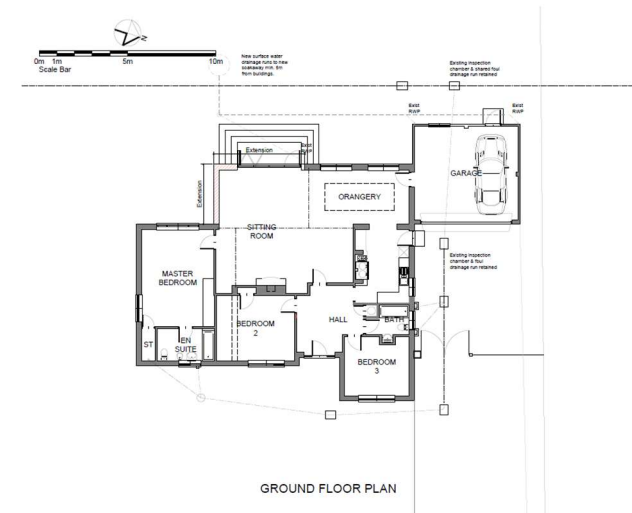
2.01 Site Appraisal

The existing dwelling comprises a single storey, two-bedroom, detached bungalow with attached double garage set in a generous garden on the west side of a cul-du-sac running north/south within the built up area boundary of a semi-rural village and, generally, matches the other properties in the street.

2.02 Planning History

The property has been extended modestly several times, including the replacement of an existing garage and sunroom with attached double garage and flat roofed orangery to the side and rear approved in 2016.

This application seeks to vary a recent approval for a further lateral extension to the orangery across more of the rear of the property, as approved on 12th March 2026.



Approved floor plan

2.03 Context

The existing permission shows a small landing depth and cascade of steps affording access from the approved extension down into its rear garden. The change in level between the finished floor level of the dwelling and the rear garden exceeds 300mm. Therefore, any changes to the landing and steps constitute a material change, however, minor as any terrace will only be approximately 450mm high.

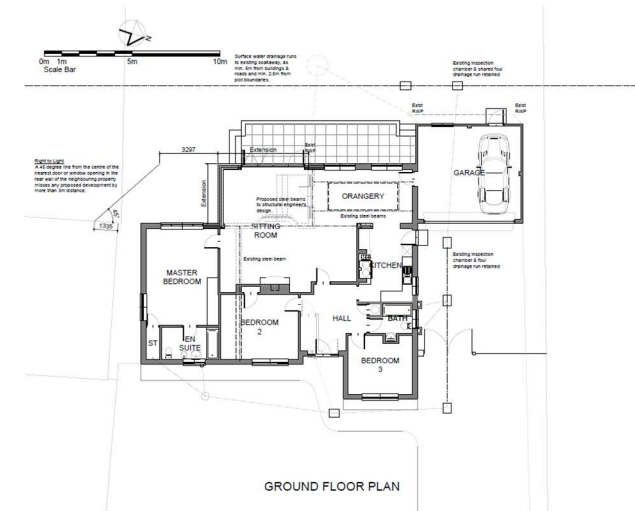
3.00 Proposed Minor Material Amendment

3.01 Proposed Change to External Works

This application to vary the recent approval confines itself entirely to the enlargement of the external landing and steps at the rear of the property to form a modest raised terrace area immediately against the rear of the property and still a significant distance away from surrounding property boundaries, as indicated on the associated drawings submitted.

3.02 Physical Change to Approved Accommodation

None.



Proposed amended floor plan

4.00

Summary

4.01

This proposal for the enlargement of the external landing and steps to a modest terrace should be allowed as a minor material amendment because:-

- It is consistent with national and local planning policies.
- It has no material impact on the amenity of neighbouring properties.
- It provides safer access between the dwelling and its garden.