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Planning & Heritage Statement

Single storey outbuilding incorporating, potting shed, logstore, garden room and greenhouse

At;

Thrums, Westward Lane, West Chiltington



August 2026

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This document is to be read in conjunction with all other submitted plans and documentation.

Introduction:

This application seeks permission to erect a single storey outbuilding to the side of the current dwelling. This new ancillary outbuilding would amalgamate the current sheds to form a greenhouse, potting shed, log store and Garden Room.

Heritage:

Thrums is an attractive two storey dwelling, constructed as part of the West Chiltington Common development, undertaken by locally renowned designer and builder Reginald Fairfax Wells in the 1920's and 30's. the 'Wells cottages' were built to assimilate older traditional 17th century properties. As a slightly eccentric approach, the intention was to create a hamlet of similar homes set on narrow leafy lanes across the 50 acres of 'Common' which in reality are privately owned. Westward Lane is one of the private lanes set out with the original Wells cottages.

Originally built and marketed as holiday retreats for wealthy Londoners, they were not always designed for ease or modern living in mind. Given the countryside setting and easy location to larger towns and commutable spheres, many soon became main residences and the community of West Chiltington Common grew.

Over the years, many have been altered and many of the original plots have been carved up with infill development occurring.

As one of the original 176 'Wells' houses, Thrums has also been extensively extended and altered , however still retains the charm and original 'Arts and Crafts' styled features prevalent across the Common and recently designated Lanes Conservation Area.

The house is not listed but being one of the original Wells Cottages and sited within the Conservation area is now Locally Listed and likely to be considered a Non-Designated Heritage asset.

The house has been extensively altered at the rear since its original build due to the addition of the side conservatory and the large two storey extension to the west. The rear now comprises of four gabled features which create an imposing rear roofline.

Amount:

Of recent planning history, a single storey rear kitchen extension was permitted in May 2026.

This application seeks permission for a new detached outbuilding to the western side of the property, comprising of a greenhouse, potting shed and garden room, along with a log store.

It is to replace two sheds and a former greenhouse (now just a base) with a new structure.

As the property lies within the Lanes Conservation area, formal permission is now sought for such a building due to its location at the side of the house.

The building will be ancillary to the enjoyment of the property and used for the purposes as described.

One of the existing sheds will be re-used and moved further back into the garden and set within the shrubbery. The other shed will be dismantled and disposed of.

Scale & Appearance:

The outbuilding will measure approximately 3.6m x 8.5m and will be low-lying at only 3.2m.

Externally, the materials proposed materials and detailing to accord with the original house so as to harmonise the two elements. It will therefore be clad in dark stained waney edged timber boarding, black framed windows and doors, black rainwater goods. It is proposed to use a natural timber, Cedar shingles.

Sustainability:

The proposed outbuilding will incorporate water butts to save any rainwater for re-use in the garden/greenhouse.

Landscaping:

Existing soft landscaping will remain unaffected by the proposals. The existing uneven paths will be lifted and replaced with new resin bound gravel and brick paved areas with smooth levelled finish for the applicant's needs.

Conclusion:

This proposal seeks to build a single storey outbuilding to the side of the property and used for ancillary purposes for the enjoyment of the applicants within their garden. Whilst intended for garden use, it is proposed to use high quality materials, befitting of both the non-designated heritage asset and the wider surrounding conservation area.

S.Harvey

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