

**Planning Statement
For:**

Garden Room

**at:
Bentley Cottage
Wickham Hill
Hurstpierpoint
BN6 9NP**

Ref:
4138

Client:
Acton / Hillier

Statement Compiled By:
Clive Voller Associates Ltd.
2 Woolven Close
Burgess Hill
West Sussex
RH15 9RR

Date:
October 2025

Revision:

USE:

Bentley Cottage is located to the north side of Wickham Hill in Hurstpierpoint, the front faces south. To the north of the site is an existing outbuilding constructed in timber frame walls clad with weather boarding under a flat roof.



South Elevation

AMOUNT:

The proposal is to demolish the existing garden room & replace with new for ancillary use to the main dwelling

LAYOUT:

The layout would be open plan as indicated on proposed plans.

APPEARANCE:

The external walls would be constructed in timber frame clad with shiplap boarding, uPVC windows / French doors under a Onduvilla coloured roof tiles.

The building would be single storey, located in min 2.0m from the boundary, the eaves height would be no more than 2.50m & the ridge height of the dual pitch roof would not exceed 4.0m.

PLANNING:

This Lawful Development Certificate application has been submitted to confirm that under Under Class E of the Town and Country Planning (General Permitted

Development) (England) Order 2015 – the provision within the curtilage of the dwelling house of:

- a. Any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure or
- b. A container used for domestic heating purposes for the storage of oil or liquid petroleum gas

The proposed works fall under permitted development rights