

PLANNING STATEMENT:

PROJECT: THICKETS, DEAKS LANE, ANSTY, WEST SUSSEX, RH17 5AS
DATE: 23.03.26

1. INTRODUCTION

This Planning Statement has been prepared by CantorMasters Ltd in support of the following:

- Permitted development rear loft extension.

2. CONTEXT

The existing building is a semi detached, mid-century property built of traditional brick, with a red clay tile roof.

To the side of the property a modern brick extension has been added, probably in the late 1970s – 1980s with pitched tiled roof

Deaks Lane has been a residential neighbourhood from 1900's onwards and falls within the jurisdiction of Mid Sussex District Council.

The site is in rural countryside, and not a conservation-designated settlement core or a Listed Building.

3. SITE PHOTOGRAPHS

FRONT ELEVATION

No alterations are proposed to the front elevation apart from the like for like replacement of the existing sash windows.

VIEW FROM DEAKS LANE



No alterations are proposed to the front elevation, as part of the permitted development application.

REAR ELAVATION



Showing where the loft extension will project from the existing pitched roof

4. THE PROPOSAL

The proposal is for a rear loft extension that will be accessed internally by extending the existing staircase up into the roof space.

The application for the rear extension falls within permitted development rights as the volume of the proposed extension will be: less than 50m³, will not extend beyond the existing roof slope, will not be higher than the existing roof ridge and will not overhang the outer wall.

5. APPEARANCE

The proposals aim to make a positive contribution to the area and enhance the visual impact of the property.

Care has been taken to ensure that all new materials read as sensitive, appropriate and sympathetic to the local vernacular architecture.

The applicant is committed to ensuring an excellent quality of workmanship throughout and will appoint a builder experienced in working on buildings of this character.

6. MATERIALS

The following materials are proposed in the application:

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Locally sourced oak cladding from renewable forest, to enhance the traditional character of the building:



- **FLAT ROOF**

The construction will be a warm roof built up as follows:

- Sub deck of plywood
- Vapour control layer (VCL), usually bituminous so that it can self heal and penetrations made by fixings.
- A layer of insulation, adhered to the VCL.
- A further layer of ply adhered to the insulation to form a sealed roof deck.

Once constructed a lead roof covering will be installed onto a lead underlay without the need to provide ventilation beneath the substrate, as per photo example below:



- **OAK CLADDING**

The front and sides of the new extension will be finished in locally sourced, natural oak cladding, shown in the below photograph.



The main construction will be of timber studs, insulated with mineral wool or rigid board and over clad in ply, prior to the oak cladding.

- **WINDOWS**

The proposed windows to the new extension will be traditional style timber, with double glazing and modern, building regulations compliant properties, similar to those shown in the below photograph:



7. SUMMARY

The proposed new extension will be aesthetically subtle, yet contemporary – both complimenting & enhancing the existing property.

It will add much needed living space to the property, which will be of invaluable benefit to the family, as one of their sons has special needs which currently cannot be fully addressed with the existing property layout.

CANTORMASTERS 23.03.26

