



Planning Statement

18 WYKEHAM WAY, BURGESS HILL

This planning statement is submitted in support of the application for a Lawful Development Certificate for a single storey rear extension. The site is not within a Conservation Area or within Article 2(3) land or subject to an Article 4 Direction.

Use

18 Wykeham Way is an existing residential dwelling (Use Class C3a) and the proposal is to add a single storey rear extension.

Permitted Development Guidance

The proposal for the extension conforms to the relevant guidance for permitted development as listed below:

- No more than half the area of land around the original house would be covered by additions or other buildings
- The materials will be similar in appearance to the existing house
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development
- Cannot exceed four metres in height
- Can only be a single storey
- It does not extend beyond 4m from the rear elevation (detached house)

Proposal

The proposal is to add a new single storey rear extension. The flat roof is proposed to be finished in GRP/felt with stone chippings and the walls will be brick.

Summary

We believe a lawful development certificate should be granted on the basis of the information in this statement and the accompanying plans of the proposal.