



Planning , Building Regulations, Structure, Party Wall Matters , Building Defect Surveys Contract Management

A.D.S.ltd.

Building Engineers & Party Wall Surveyors

4 Smallfield Road, Horley, Surrey, RH6 9AU

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DESIGN STATEMENT

In support of a Lawful Development application at:

6 Bramble Close ,Copthorne , RH10 3QB

Proposed: Rear single storey extension

SITE AND CHARACTER APPRAISAL

The application relates to a 2 story detached dwelling likely to be constructed in the 1970s. Brampton close has several similar buildings . No 6 backs on to a school . There are no previous alterations to the original building .

The property lies in urban area, it is not in a conservation area or greenbelt

The site is generally level , with front and rear garden s and front drive directly on to Bramble close , front with timber fencing at the boundary

Whilst the wider area retains a relatively coherent appearance, several properties in the surrounding vicinity have been extended or altered over time, reflecting the gradual evolution and adaptation of the original housing stock.

PLANNING HISTORY

No planning history found

DESIGN AND CHARACTER

The rear extension will be in a form and materials to match the existing building. The works will not intrude into any street scene

LANDSCAPING

The rear of the property is laid to grass , with small border plantings . This will remain



*Director Mr A. Ceschin CbuildE.,FCABE.,FFPWS.I.Eng.MIET,AsscRICS,
Secretary Mrs J Ceschin*



Company reg No 3418926

ARBORICULTURAL STATEMENT

There are pollarded leylandii trees on the boundary in the North East adjacent property. There are oaks trees in the school grounds , but some distance away from the proposed works

FLOOD RISK ASSESSMENT

From public access flood risk mapping

Surface water, flash flooding

Yearly chance of flooding -Very low

Yearly chance of flooding between 2040 and 2060- Very low

Rivers and the sea

Yearly chance of flooding -Very low

Yearly chance of flooding between 2036 and 2069- Very low

Groundwater

This location is outside of a groundwater flood alert area.

PARKING

This proposal will not change the existing parking arrangements.

LOCAL TRANSPORT

The property is within walking distance of good bus services to Crawley , Gatwick and East Grinstead. Mainline Train services to London and Brighton are available at 3 bridges , Gatwick and Crawley

LOCAL AMENITIES

Within a 15 minutes' walk from local shops

Several Doctors surgeries serve the area

Hospitals at Crawley, Redhill and East Grinstead

ACCESS

Access to the building will be unaffected.

SUMMARY

The works proposed will not conflict with Class A permitted development rights restrictions because:

- The rear extension will be less than 4m out from the rear elevation .
- The extension does not extend beyond the principle elevation nor face a highway
- The height of is less than 4m.
- The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse



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- The height is lower than the highest point of the original building
- The height is less than 3m where it is within 2m of the boundary
- The extension is more than 7m from the rear boundary
- The Proposal is to use materials to match existing
- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)



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