

PLANNING STATEMENT

**Proposed Single-Storey Rear Extension
2 Fountain Mews, Handcross, West Sussex**

1. Introduction

This Planning Statement has been prepared in support of a **Permitted Development (Prior Approval / Lawful Development)** application for a **single-storey rear extension at 2 Fountain Mews, Handcross**, within the administrative area of **Mid Sussex District Council**.

The proposal has been carefully designed to comply fully with the relevant provisions of **Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**.

2. Site and Surroundings

The application site comprises a **mid-terrace residential dwelling** located within **Fountain Mews**, a modern residential development accessed from **Water Lane / High Street, Handcross**.

The property benefits from a **private rear garden** and is surrounded by similar residential properties of comparable scale and character. The surrounding area is predominantly residential in nature, and the rear of the site is not publicly visible from the highway.

3. Description of the Proposed Development

The proposal seeks consent for the construction of a **single-storey rear extension** projecting from the rear elevation of the dwelling.

The extension will:

- Provide additional ground-floor living accommodation

- Be positioned entirely within the existing residential curtilage
- Be subordinate to the host dwelling
- Have materials that **match the existing dwelling**, including brickwork and roof tiles

The proposed plans, elevations, roof plan and sections illustrate that the extension integrates cleanly with the existing building and respects the established building line of neighbouring rear extensions within the mews.

4. Permitted Development Compliance

The proposal has been designed to fully comply with **Class A of Part 1 of Schedule 2** of the GPDO.

In particular:

- The extension is **single-storey only**
- It does **not exceed the permitted depth** for a rear extension
- It does **not exceed the permitted height limits**
- It does **not extend beyond the curtilage**
- The total enlargement remains within the **50% rule**
- No balconies, raised platforms or roof alterations are proposed
- The proposal does not affect protected land or designated areas

As such, the development is considered to fall squarely within the definition of **Permitted Development**.

5. Design, Scale and Appearance

The design approach is intentionally **simple and restrained**, ensuring the extension remains visually subordinate to the original dwelling.

Key design considerations include:

- Use of **matching materials** to maintain architectural continuity
- A roof form that sits comfortably below the main dwelling
- Proportions that reflect the scale of the existing rear elevation
- A layout that improves internal amenity without overdevelopment

The extension will read as a natural continuation of the existing property rather than an incongruous addition.

6. Impact on Neighbouring Amenity

The proposed extension has been designed to ensure there is **no unacceptable impact** on neighbouring properties.

Specifically:

- The single-storey form limits any potential loss of light
- The extension does not result in overlooking
- There is no overbearing or dominant effect due to its modest scale
- The relationship with adjoining properties remains unchanged in planning terms

Given the scale and location of the proposal, the development is considered to be fully compatible with neighbouring residential amenity.

7. Conclusion

The proposed single-storey rear extension at **2 Fountain Mews**:

- Fully complies with **Permitted Development rights**
- Respects the character and appearance of the host dwelling
- Preserves neighbouring residential amenity
- Represents a modest and proportionate form of development

For the reasons set out above, it is respectfully requested that **Mid Sussex District Council** confirms that the proposal constitutes **Permitted Development** and grants the necessary approval.