

PLANNING STATEMENT

Proposed Single Storey Extensions & Raised Rear Terrace at Blackthorn, 19 Church Lane, Copthorne, West Sussex, RH10 3QF.

1. Introduction

This Planning Statement has been prepared in support of a householder planning application at Blackthorn, 19 Church Lane, Copthorne. The application seeks consent for a single storey side extension, a single storey rear extension, and a raised rear terrace. The proposals have been carefully developed in response to the site and the needs of the occupants.

2. Site Context

The application property is a detached dwelling within a residential area. The site features a rear garden with a noticeable fall in levels, creating uneven and stepped external spaces which limit safe use. The proposed raised terrace is positioned directly to the rear of the dwelling within the private curtilage.

3. The Proposal

The development comprises a modest single storey side extension, a single storey rear extension replacing the existing conservatory, and a raised rear terrace. The terrace aligns with the internal floor level to create a continuous and accessible transition between internal and external spaces. Materials are to match the existing dwelling.

4. Accessibility and Justification

A key driver for the proposal is the need to provide a safe and accessible external environment. The applicant's son, Dillon, is visually impaired, severely autistic, and suffers from epilepsy and a rare neurological condition. Changes in levels present a significant safety risk and have previously resulted in a serious injury (fractured femur). The terrace provides a level, stable surface allowing safe access and supporting daily living. This is a proportionate and necessary adaptation.

5. Design and Impact

The terrace is modest in scale and subservient to the host dwelling. It is located to the rear and not visible from the public realm. The proposal does not introduce harmful overlooking or loss of light and respects neighbouring amenity.

6. Planning Policy

The proposal aligns with Mid Sussex District Plan principles supporting high-quality domestic extensions, protection of amenity, and inclusive design. National policy supports safe and accessible environments improving quality of life.

7. Conclusion

The development is modest, appropriate, and responds to the site's topography. It provides a necessary level terrace ensuring safe use of the garden without causing harm to the area or neighbours. Planning permission is respectfully requested.