

PLANNING STATEMENT
Ref: 17181
14 Wheelwrights Close
Arundel
BN18 9TA



Caldotec
Architectural
design

27th March 2019

The property is a detached two storey family home in an irregular shaped plot.

The applicant wishes to build a timber frame outbuilding/cabin in the garden as a garden room / bedroom for use by her son.. It is proposed to install a bathroom/shower room in the building. No other facilities will be provided

The building will be ancillary to the main house and will not form separate accommodation.

It is considered that this building is Permitted Development for the following reasons:

- It is ancillary to the main house
- It is not forward of the principal elevation of the original house
- The total buildings on the site do not constitute more than 50% of the total area of land.
- It is not self-contained living accommodation - it will not have a microwave
- It is single storey with maximum eaves height of 2.5m.
- It is within 2m of the boundary but does not exceed 2m overall height.
- It will have no raised platform over 300mm from ground level.

