

A DESIGN AND ACCESS STATEMENT

**APPLICATION FOR RETROSPECTIVE APPROVAL FOR
THE SITING OF A PORTAKABIN ON AREA 2 - BAY 2/3.**

**LEE'S YARD, LIDSEY ROAD, WOODGATE,
CHICHESTER.**

FOR MR L LEE AND MISS V LEE

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED**

1.0 CONTEXT

- 1.1 Lee's Yard, once a site used for the manufacture, assembly and sale of timber sheds and fencing products is now a small industrial estate housing various units with some light industrial but mostly storage use.
- 1.2 Within the site are some areas currently used for the storage of items ranging from building products to motor vehicles subdivided as noted on the accompanying site plan. The areas are secure and bounded by a 2.0 metre steel palisade security fence.
- 1.3 Also on the site is the dwelling used by the owners along with a small garage and store.
- 1.4 In 2012, following the visit of the local authority Planning Enforcement Team it was noted that the use of Area 2 - Bay 4 did not have approval for vehicle storage use and Area 2 - Bays 2 & 3 did not have a approval for the small 'Portakabin' erected in the compound used as an infrequent office and filing area.
- 1.5 Following this an application was made and subsequently approved on the 18th October 2010 under file reference AL/88/10, however, the approval had a condition stating that the 'temporary office building' should be removed within 2 years of the date of the approval.
- 1.6 The building still remains and despite the concerns of the planning officer, looks no different to when it was approved and as such we now seek a more permanent approval for the development which continues to be essential for the running of the business of the current tenant – Southern Mobility Vehicles.

2.0 AMOUNT

- 2.1 The site as a whole measures around 8.0 hectares with Area 2 - Bay 4 being 337 square metres and Area 2 - Bays 2 & 3 totalling 625 square metres.
- 2.2 The Portakabin measures 6.5 x 3.0 metres externally.

3.0 LAYOUT

- 3.1 The storage compounds are unchanged in their position and extent as the proposal relates only to the change of use of one of the bays and the installation of the Portakabin on another.

4.0 SCALE

4.1 The development has no impact in terms of scale of the site overall.

5.0 LANDSCAPING

5.1 The existing areas are laid to concrete and this remains unchanged.

6.0 APPEARANCE

6.1 The only change to the appearance relates to the installation of the Portakabin.

6.2.1 When the original application was considered, it was felt that an important consideration was the appearance when viewed from the southern boundary. It is felt that with mature hedging and trees sited on the boundary at the side of the A29 means that save one fleeting glimpse through the access way into the field that the site, let alone the Portakabin is not seen from the public highway.



6.3 Indeed the Portakabin can only be seen from the actual field bordering the site immediately to the south – as seen in the picture above.

7.0 ACCESS

- 7.1 The existing access to the site, recently improved, remains unchanged.

8.0 CONCLUSION

- 8.1 It is hoped that the minor development of the Portakabin, as it is in-keeping with other buildings on the site, and has existed for the last two years without detriment to the site, can be regarded as being acceptable in planning terms as there is no intensification of use or impact on nearby properties or the street scene.
- 8.2 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.