



Cover Letter

The Coach House

Norton Lane

Chichester

PO20 3NH

July 2025

Introduction

The attached application has been submitted to Arun District Council for an incidental outbuilding at the following address:

‘The Coach House, Norton Lane, Chichester, PO20 3NH’

The site contains a semi-detached house and ancillary building close to the centre of the rural Hamlet along Norton Lane, which is known to be within its own Conservation Area.

Proposal

The application seeks approval from Arun District Council as the Local Planning Authority for:

‘Erection of a garden room’

Submission

In accordance with the requirements of Arun District Council’s Planning Validation Checklist, the following have been submitted for consideration:

- Location Plan, at a scale of 1:1250
- Site Plan, existing and proposed, at a scale of 1:200
- Floor plans and elevations of the proposed outbuilding, at a scale of 1:50
- Relevant CIL Form
- Planning, Design and Access, and Heritage Statement (PHAH).
- A short ‘Biodiversity Statement’ can be found within the PDAH.
- Zone 2 and 3 Flood Map
- Surface Water Flood Map

The development does not appear to meet the criteria for any further documents or submission evidence to fulfil the requirements of the checklist.

Conclusion

It is politely requested that this application be validated and approved in accordance with the usual Council procedures.