

## **CHANGE OF USE OF LAND**

### **SUPPORTING STATEMENT FOR:**

## **The Change of Use of Land from Greenspace to Residential Curtilage**

Land adjacent to 19 Nanson Lane, Angmering

**Ref / 1209**

**Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA**

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1. Location Plan

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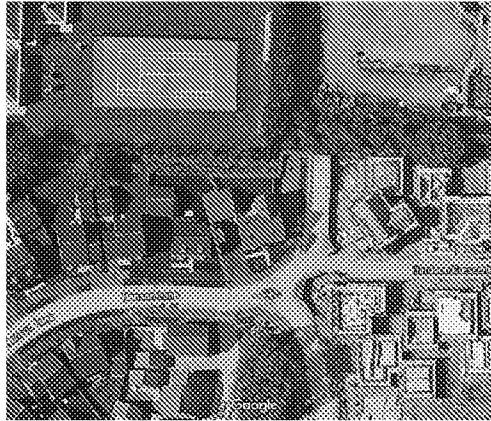
## **1. INTRODUCTION**

- 1.1. This is the supporting statement to accompany the application for the change of use of land from greenspace to residential curtilage.
- 1.2. It is requested that this Statement be read alongside the additional evidence from the applicant, Mr A Harcourt and Mrs P Wright, which will be submitted to support the application.
- 1.3. The applicants have been advised that planning permission is required for the use of land adjacent to their property as garden land. The applicants have appointed Henry Adams to prepare and submit this application in response to this notice and the aim is to regularise the use of the land.

## **2. SITE DESCRIPTION**

- 2.1. The site the subject of the application is 19 Nanson Lane, Angmering and is located on a new residential development by Barratt David Wilson which is nearing completion.
- 2.2. The area of land that is the subject of this application has been separated from the highway land at Nanson Lane by the occupier of 19 Nanson Lane. The occupier planted a hedge line along his boundary, meaning that it is now enclosed within the amenity land associated with the dwelling.

- 2.3. Below is an aerial photograph of the site, identifying the location of the dwelling within the wider context.



### **3. PLANNING APPLICATION – A/82/12**

- 3.1. As briefly covered earlier in the statement, the site is situated on a new residential development for 138 dwellings, approved under Ref. A/82/12. The site is currently being constructed by Barratt David Wilson and is nearing completion.
- 3.2. Submitted with the above planning application are a number of plans, in support of the application. Plan no. BSH 17576 12B shows the location of soft landscaping for the development, with the aim to provide a break in built form when driving round the site.
- 3.3. Below is a screenshot from the plan in question and shows the land the subject of this application to be grassland, not for the enjoyment of the public or public open space.

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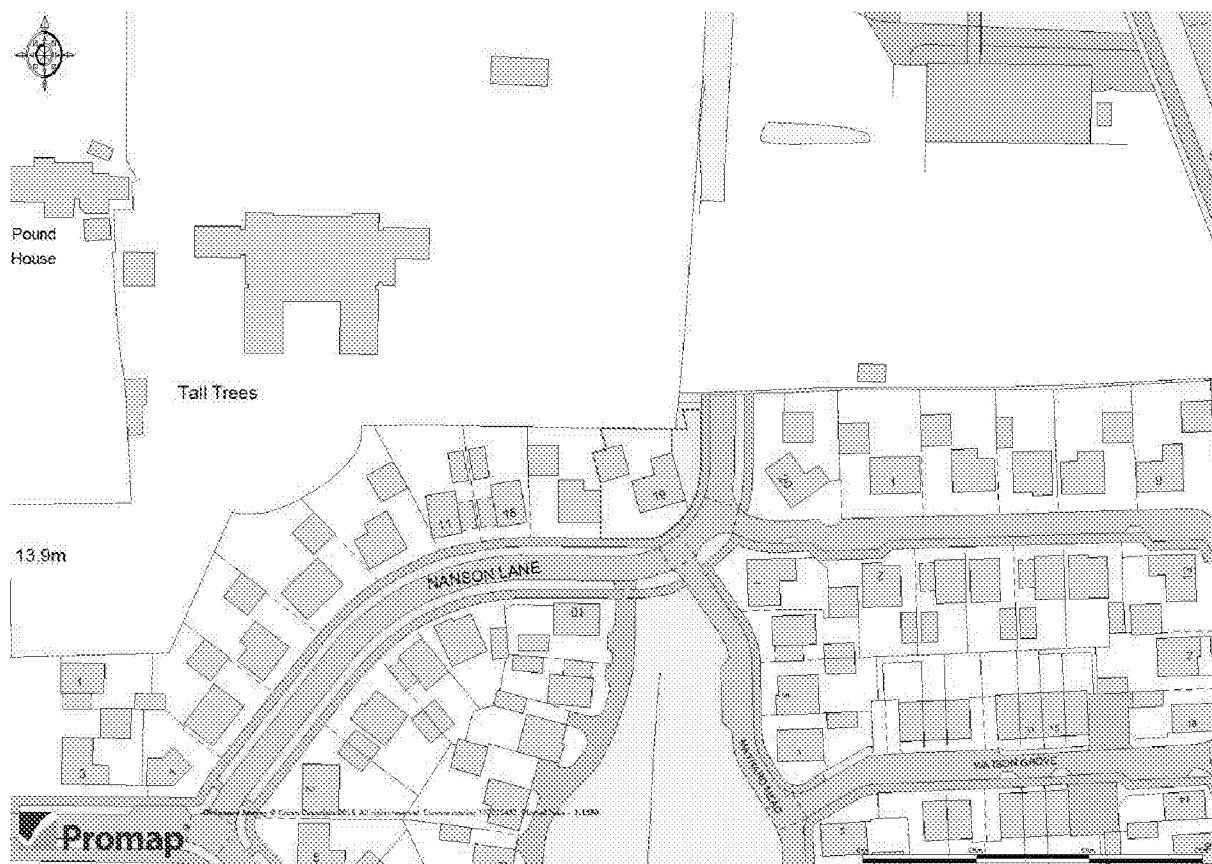
#### **4. LAND OWNERSHIP AND VISUAL IMPACT**

4.1. It is important to note that the land is within title WSX382147, which means the applicants own the land in question. For reference I have included the title plan in appendix 2.

4.2. As the land is within the ownership of the applicants, it is our opinion that the applicants have the right to this land and are able to enclose it with a hedge line. In addition, there is no requirement at present to allow public access. It is amenity value of the land that contributes to soft landscape appearance of the estate. The appearance of the site will remain as existing and the appropriate use of conditions will ensure the character and appearance of the site will be preserved.

#### **5. CONCLUSION**

5.1. A change of use has been applied for by the applicants to regularise the use of the land as residential curtilage associated 19 Nanson Lane. Whilst the use of the land would change from amenity space to garden land, subject to appropriate conditions controlling the construction of any outbuildings or means of enclosure, the change of use would not result in any visual change to the appearance of the area of land to the side of this property. In our opinion, as the land is owned by the applicants and not specifically referred to in the Section 106 as open space, a change of use to residential curtilage is the solution to regularise the use of the land.



## APPENDIX 2 – LAND REGISTRY TITLE

**HM Land Registry**  
Official copy of  
title plan

Title number **WSX382147**  
Ordnance Survey map reference **TQ0704SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **West Sussex : Arun**

