

Woodhill Design & Build

56 Binderton, West dean, Chichester
West Sussex, PO18 0JT.

Planning Statement

Certificate of Lawful Development for proposed use of:

1. Use of garage as a garden room under Class E permitted development rights.

Site address.

9 Horton Place, Angmering, BN16 4GL.

Introduction.

This statement has been prepared to accompany an application for a Certificate of Lawful Development to confirm the lawfulness of the conversion of the existing garage to a garden room.

The application.

This application seeks to confirm that the conversion of the existing garage to a garden room and associated minor external alterations within the curtilage of 9 Horton Place would not comprise development and would therefore be lawful.

Site location and description.

The application site consists of the dwelling house and the detached garage which is proposed for conversion.

The garage is sited to the side of the house and mainly within the rear garden. The rear garden is secluded with panelled fencing to all sides.

Relevant planning history.

There is no planning history which is relevant to this application.

The Town and Country Planning (General Permitted Development Order) 2015.

The Town and Country Planning (General Permitted Development Order) 2015 (hereby referred to as the 'GPDO') sets out development that does not require planning permission. Class E of Part 1 of Schedule 2 of the GPDO allows for the provision within the curtilage of a dwelling house of any building required for a purpose incidental to the enjoyment of the dwelling house, subject to other criteria set out in Class E being satisfied. It also allows for the improvement or other alteration of such a building, again provided that the other criteria set out in Class E would continue to be met.

Proposed use.

The proposed use is that of a garden room.