

Planning statement to accompany Lawful Development Certificate request

Ref: PP-08352603

Address: 58 Downview Road, Barnham, PO22 0EF

Applicant: Owner - Mr Nigel & Mrs Elisabeth Madge

Proposed use: Use of existing cabin ancillary to the house for private use and short term lets.

Date: February 2021

Planning Statement:

Introduction:

Downview Road is a Private Road situated in a semi rural, cul-de-sac location. Located within 0.5 miles of Barnham railway station, the property provides great access to Chichester, Arundel, Bognor Regis and further afield, all important employment areas. It also affords great proximity to tourist destinations such as the South Downs, the coast and places like Goodwood.

This application seeks to establish the lawful use of the garden cabin at 58 Downview Road, Barnham PO22 0EF, as a self contained unit ancillary to the house for use by family, extended family and the offer of short term lets (less than six months) to support local tourism and employment needs in the area) as identified in the Arun District Local Plan 2011-2013 (adopted 2018). pg. 66(strategic objective under 8.1) and pg.104 (visitor economy 10.0.01).

History - Timeline:

The property was purchased by the applicant in February 1997. A number of derelict sheds existed on the site, close to the house, at the time of purchase. (see attached photo evidence of verification).

These sheds were re-clad but subsequently demolished and a new garden cabin, (6.1m x 3.5m {external measurements} excl. overhang) was erected in 2008. An ancillary electrical supply was included to provide sockets and lighting. (see attached evidence of verification). This work falls within the terms of general permitted development class E.

In December 2019, the garden cabin was upgraded to a self contained unit ancillary to the house.

The new works do not extend beyond the existing curtilage of the garden cabin. The works created two rooms:

1. Bathroom: Saniflow toilet, basin, shower and expel air
2. Open plan area: Kitchenette(Work surface and sink), sleeping & living area

Additional works:

- Heating: 2 radiators using the existing central heating system
- Roof: New Cladco roof and Velux window (south facing roof aspect)
- Insulation: Additional Celotex insulation to floor and roof.
- Plumbing / waste: Joins existing services
- Electrics: Upgrade existing supply and fuse box. (All certificated Jan 2020)

These works were completed 27th Dec. 2019.

During the build, an enquiry was made to Arun DC to establish the need for planning permission and a recommendation was made to apply for a Lawful Development Certificate. An application was started in December 2019 and subsequently paused as a result of Covid pandemic. During 2020, the cabin has been used by a family member on and off following redundancy as a result of Covid pandemic.

We respectfully request that our application for a Lawful Development Certificate be supported.

Mr & Mrs Madge