

Design Statement to accompany the
Application to change the use of a section of land

In the grounds

Of

Meadow View

Barnham

Prepared for

Mr Danny Keet

Location

Meadow View is situated in the on the edge of the village of Barnham.

Site notes

- Extensive Planning History to Site.
- Rural Location – See Arun local Plan inset I [extract at rear]
- The existing bungalow is was built on the site of a former nursery / greenhouse. Built through a certificate of lawfulness [BN/4/00CLE].
- When the house was permitted a section of land was retained as agricultural at a distance of 3.35m from the rear of the bungalow.

Planning – The Proposals

The land at the rear of the house is landlocked. Danny Keet [our client purchased this site and has been using the land a domestic garden ever since the previous owner [also a client of ours used it as a garden before this as well].

If we follow the 3.5m boundary rule as established in the certificate of lawfulness [BN/4/00CLE] the rear garden of the property will be very small and the windows on the house will only be 3.5m from the boundary. For a rural house such as Meadow View this is a little silly. The land at the rear is without a good practical use and a domestic use would suite it well.

The land is well screened from the countryside and we would [subject to agreeing the garden room] be happy for any permitted development rights to be removed from the plot.

The garden room is a single storey structure that if it were in the curtilage of the dwelling house be permitted development rights.

The walls of the garden room are cedar clad and the roof will be sedum - ie it will sit very harmoniously into its surroundings.

Amount.

The area of the proposals are 103m.sq.

The area of the land referred to [red line] is 7887m.sq.

The building is single storey.

Layout.

The site layout will remain as existing. The proposals are bunched with other buildings on adjacent sites and thus fit in.

Scale.

The scale is that of a small single storey domestic rural building.

Landscape.

All as existing.

Appearance.

Timber walls and a flat roof - like a small domestic rural building.