

Planning Statement

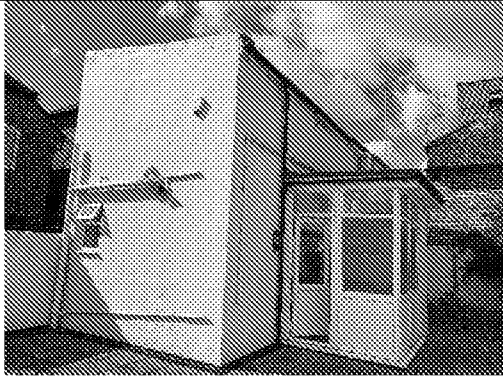
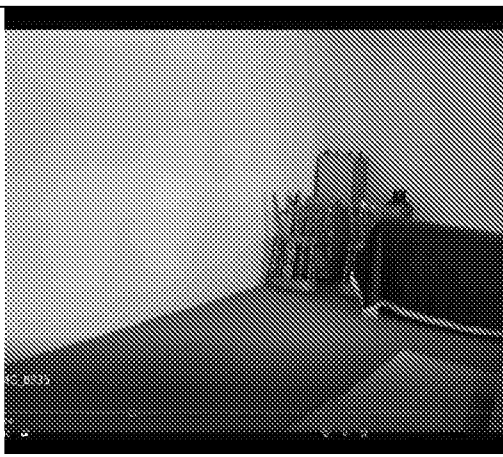
Application for a Lawful Development Certificate

Land to rear of 27 Station Road PO21 1QD

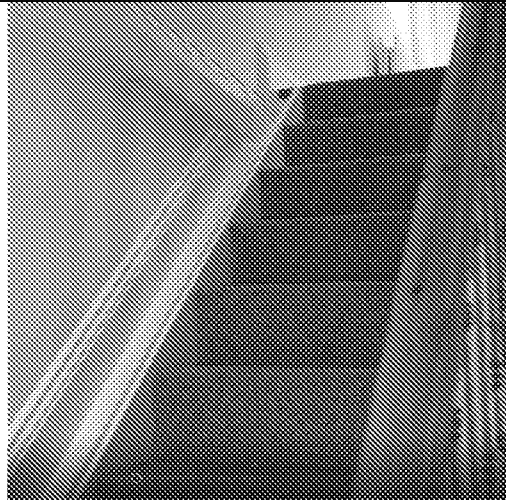
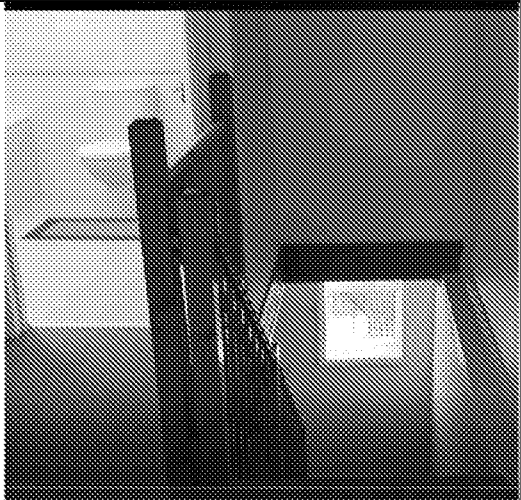
TYPICAL IMAGES – 1

November 2021

JJR Designs Suite 6a Church House, 94 Felpham Road, Felpham, W. Sussex PO22 7PG

			
	EAST ELEVATION		SOUTH ELEVATION
			
	AMENITY		ENTRANCE
			
	LIVING		KITCHEN

TYPICAL IMAGES - 2

	
STAIRCASE	LANDING
	
BATHROOM	SHOWER

Supporting Statement for the Application for a Lawful Development Certificate.

The land to the rear of 27 Station Road was purchased by our client (Mr & Mrs. R Ellis) in June 2010. The land has a two-storey property that was associated with 27 Station Road, and was seen as ancillary to the main dwelling and is thought to be class use E.

The property is accessed off Crescent Road. The site has remained as a single entity since the time of purchase and has not been occupied. Our client has come to the conclusion that it makes no sense to let the building sit unoccupied and therefore they have instructed us to seek lawful development for C3 use.

The accommodation comprises of a ground floor living/dining/kitchen area. At first floor the layout comprises of 1 double sized bedroom, bathroom with bath and shower and a cylinder cupboard. Outside there is a single space for car parking together with a reasonably sized amenity area.

Grounds for application.

We believe its current use falls under Class E due to its association with the commercial property in 27 Station Road. The property in its current form makes for an affordable residential dwelling in the centre of Bognor Regis. The dwelling has no association with 27 Station Road since it was sold to my client, therefore it cannot be used as ancillary as it was first intended.

End