

Planning Application EP/11/18/HH
98 North Lane, East Preston, West Sussex, BN16 1HE

Planning Statement

1.0 Generally

- 1.1 This Statement is in support of a planning application to Arun District Council. No other purpose is anticipated or accepted. Copyright of this Statement remains with Martin Critchley, Chartered Architect.
- 1.2 Reference should be made to the submitted drawings 18004 – 201, 103, 401B, 501A.

2.0 Statement

- 2.1 The proposed cabin in the garden of 98 North Lane, is a temporary structure. It is of lightweight modular construction, and has no permanent connections to the ground.
- 2.2 The cabin itself is within the limits of 'Permitted Development', and as such the presence of the cabin is not a planning issue.
- 2.3 The subject application is to treat the cabin as an extension to the existing bungalow, such that the occupants of the bungalow, may treat the cabin as a part of the bungalow, and enjoy the same rights in the cabin, as in the bungalow.
- 2.4 The bungalow, even with a rear extension is still a small building with small rooms. Bedroom 2 is only large enough for a single bed. No room is wider than 3.2 M, and most are less. Further expansion of the bungalow is impractical due to the creation of inner dark rooms, and would be subject to a further planning application, which may not be approved.
- 2.5 The small size of the bungalow is currently under pressure to accommodate an additional family member, dispossessed from elsewhere due to extreme ill health, and financial loss. The cabin provides supplementary accommodation of a better quality than can be achieved by over crowding in the bungalow.
- 2.6 The residual garden is more than sufficient amenity space for the extended household. There is more than 26 M between the cabin and the bungalow, and similarly to the adjacent homes on North Lane. As such overlooking is not considered to be an issue.

Martin Critchley,
Chartered Architect

13th March 2018