

Simon Harvey
Architectural Design



2 Greenfield Way,
Storrington,
West Sussex,
BH20 4PY

PLANNING STATEMENT

To support the LDC application at;

7 Castlereagh Green, Felpham

The property at 7 Castlereagh Green, Felpham is currently undergoing a series of improvements and alterations in order to bring the somewhat dated property upto the expected standards for modern living.

Part of the improvements are to install two new south facing windows to the side elevation of the house. The property is a bungalow and these windows face onto the boundary fence, situated some 2m away. The insertion of these windows will allow increased natural daylighting to the main living rooms. Given the layout with neighbouring property which is set a right angles, the Living Room window will be set as a high level ribbon window reducing any overbearing or loss of privacy to each side. The Dining room window will be larger.

Also as part of the works, the new owners wish to place a new outbuilding within the garden for use as a home gym and studio. There will be a small shower room facility with WC. The Studio will only be used as additional accommodation, ancillary to the enjoyment of the main house and will not be used a separate dwelling. The proportions of the new outbuilding fall within the rules set out under Class E for the householder permitted development rights.

It is considered that these improvements to the property are allowed under permitted development rights and this application for a Lawful Development Certificate to ensure the works are in order and regularised.

S Harvey

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