

1 Northwood Cottages
Burndell Road
Yapton
West Sussex
BN18 0HR
02 April 2017

Ref; planning application for residential cabin at the above address

Your Ref: F/6/17/HH

In response to your letter of the 31st March hopefully the information below will answer the issues raised.

1. See attached revised location plan with whole site edged in red.
2. See attached Block plan scale 1:200 & 1:500 showing road name and position of proposed cabin
3. We confirm that the proposed cabin will be ancillary to the main dwelling in that the existing side entrance to the garden will provide access to the cabin via the garden and that it is for the use of family only.
4. We have re drawn the plans and checked the scale as attached
5. The floor plan shows position and size of windows and doors and is reflected on the revised elevation plan
6. We would propose a new gated pedestrian and vehicle access for parking alongside the cabin. This would be from the proposed new development F/7/15/OUT in south and west corner of our existing boundary. The parking area would be marine shingle over type 1 road stone to allow natural drainage.
7. Soil drainage from the cabin would be piped to an existing manhole on the side of the main dwelling. We would propose connecting into the new development (F/7/15/OUT) sewer pipe run if possible to allow the shortest run of pipe.
8. The rainwater from the cabin would be run to storage vessels with an overflow into existing soakaway

Regards

Andy Jones