



Our Ref: W164-14 GJT/gt

Planning Department

Arun District Council

Arun Civic Centre

Littlehampton

West Sussex BN17 5LF

Dear Sir/Madam

RE: Application for Lawful Development Certificate for a proposed development Almond Cottage, The Causeway, Arundel, West Sussex BN18 9JL

Please find enclosed the following (original & 4 copies except cheque!):-

1. Completed application form for a lawful Development Certificate
2. Location Plan with north point shown scale 1:1250 (land registry plan)
3. Block plan scale 1:500 and relationship with house
4. Site plan with proposed garden building shown and additional porch
5. Plans, elevation and section of proposed building/pod
6. Photographs to assist application review
7. Application Fee (cheque)

Additional information

Garden building/Pod

This will constructed off-site, is of timber construction (by [www.myshirehouses Ltd](http://www.myshirehouses.com)) and will be delivered and placed on a hardstanding using a Hiab crane. In discussions with our neighbours on the Back Arun they have already kindly approved for us to use the land for delivery and placement of the pod. It is not intended to be moved (it does not process any wheels, or toeing capability).

The building will have power and broadband connections made from the house using appropriate cables through underground duct and a caravan type hook up. There will be no sanitary or sleeping provisions within the building/Pod.

As you see from the photographs the garden pod will be clad in timber (larch boarding), have a very natural finish and one that is in keeping with our rural location. No windows garden elevation facing our neighbours only over the views

to the Back Arun that adjoins for obvious reasons to observe the birds and various wildlife though we acknowledge we have no rights to this view we still want to enjoy it while we can.

The use of the Garden building/Pod

The pod remains incidental to the use and enjoyment as a residential home, the space in part will be used as a home office for 2-4 days of the week, but also as a music room, art space, bird watching space or reading space. No regularly visitors other than normal visits expected as a family home.

The pod will have a small deck or porch in the front area but this will be flush with surrounding ground levels.

Previous Planning – Lawful Development Certificate

This property has already been the subject of a previous refurbishment and was granted a Lawful Development Certificate. (I have included a copy of the ground floor plans and my calculation of garden use

Class E permitted development Rights

E1 (a) We have used the plans to determine the 50% rule and can confirm the addition building area is well below the 50% rule Class E1 at **11.35%**.

E1 (b) the building is in the rear garden and therefore not located ahead of the principle elevation.

E1 (c) Building is only one storey

E1 (d) the building is within 2 metres of the boundaries but remains no higher than 2.5 metres from adjoining ground levels.

E1 e) No real eaves as barrelled roof design.

E1 f) Existing dwelling/building not listed

E1 g) No raised veranda, balcony or raised platform

E1 h) N/A

E2 The site is located south of the A27 and therefore not in the South Downs national park, or any world Heritage site, or area of outstanding natural beauty. Notwithstanding this the building is located in the rear garden and within 20m of the house.

E3. Building not located in these areas.

Consultation with our neighbours

We have consulted with all our neighbours, including the Park Hotel to rear and none had expressed to us any objections to our current proposal.

TIMETABLE

We would like to be in a position to give instructions to the manufacturers of the pod building by no later than End of June 2015 as we have been able to secure a building slot for End of July 2015. If you are in agreement that planning is not required and it falls with the Permitted rights we would appreciate a Lawful Development Certificate to assure ourselves that all is in order.

Yours Faithfully

Mr & Mrs G J Taylor

Almond Cottage, The Causeway, Arundel West Sussex BN18 9JL