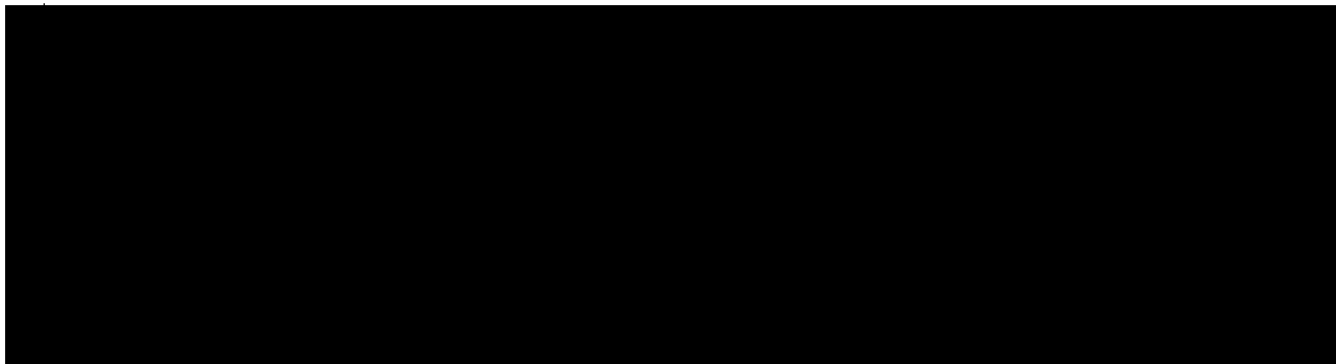




**Subject:** Re: 4 Sea Way

Dear All,

### **Introduction**

GG and I visited Mr. and Mrs. Lawrence at 4 Sea Way, on 21st January, in order to discuss with them their proposal to erect a boat store in their front garden. When we got there it was immediately apparent that they are carrying out an elaborate landscaping scheme, as a result of which the building will be much less intrusive than would otherwise be the case.

### **The Proposed Building**

Mr. and Mrs. Lawrence gave us the following information about the building:-

1. It will in effect be a summerhouse albeit they will store two kayaks and some marine paraphernalia in it.
2. It will be a timber construction measuring 15 feet by 6 feet.
3. It will have a sloping roof approximately 7 feet high at the front and 6 feet high at the back.
4. It will be positioned close to the hedge separating the property from No. 2 Sea Way and will thus face west.
5. The distance between the southern flank wall of the building and the front hedge will be approximately 16 feet. The distance between the north wall of the building and the south-facing windows of the garden room at the front of the house will be in excess of 25 feet.
6. They are determined to make the building harmonious with their landscaping works. Thus, it will be fitted with a pair of glazed casement doors with matching windows on either side of the doors. Furthermore, the windows and doors will be curtained and the whole structure will be painted in a light colour.

### **The Landscaping Scheme**

The key features of the landscaping scheme are as follows:-

- a) There will be a number substantial timber planters.
- b) An arbour will be created by means of trellis fencing attached to some upright posts which are already in situ.
- c) Mr. and Mrs. Lawrence plan to plant some climbing roses and other plants in order to make the arbour as attractive as possible.
- d) Some bamboos will be planted in one of the planters.

### **Planning Consent**

GG advised Mr. and Mrs Lawrence that they do need to obtain planning permission to build the summerhouse/boat store because it will be some distance from "the fenestration line" and therefore will not be a "permitted development" under the Town & Country General Development Order. The fenestration line in this case is either the front elevation of the building as it was in 1948 or the south-facing glass windows in the garden room. In either case, they will be in breach of current planning law if they do not apply to Arun District Council for permission to build the structure.

### **Conclusion**

GG said that if Mr. and Mrs. Lawrence did apply for planning permission for the building he would advise MOSA not to object to it. Having seen the plan of the scheme, I share GG's view that we should not make an issue of this matter. Neither DVDW nor the Griffins (next door neighbours) object to the scheme.

During the course of our discussion, Mr. and Mrs. Lawrence did point out that there are summerhouses on the front gardens of both Flint Cottage and Chasewater so they are not creating a precedent with their proposed building. I replied that their building will be significantly bigger than either of these two summerhouses. Nevertheless, I do not consider that we would be opening the floodgates for future developments in other residents' front gardens by giving this scheme our tacit approval.

That said, we must consider any future applications for development in other residents' front gardens on their own merits and oppose them if we think that they are likely to be unsightly and/or out of proportion to any other buildings in their vicinity.

Kind regards.

Michael Leete  
MOSA Chairman