

**Planning Statement in Support of an Application for a Lawful
Development Certificate**

Proposed Detached Timber Framed Garage

16 Lagoon Road. Pagham, PO21 4TJ

Mr P Barnes

This planning statement is submitted in support of an application for a Lawful Development Certificate relating to proposed operational development at the above address.

Photograph 1 shows the proposed location for the new garage alongside the existing property.



Photograph 2 shows the same location, from a side elevation.



The proposed detached timber framed garage shall have a floor plan of 7450mm x 3100mm with a flat roof height of 2500mm incorporating a mono pitch roof to the front (with a maximum height of 3000mm) in order to minimise the impact from the street view, and match the roof style on the existing property.

Following consultation with Amber Willard, at Arun Planning Department, we have been advised that this structure should fall within permitted development and therefore not require planning permission, We have been advised to apply for the Lawful Development Certificate to confirm.

Additionally, Mr Jim Henn at Arun Building Control, has confirmed that this structure does not require Building Regulations approval.

Attachments:

We attach the following documents to this application:

- Existing Elevations
- Proposed Elevations
- Existing Floor Plans
- Proposed Floor Plans