



23 February 2021

Lawful Development Statement

Proposed Detached Carport

at

5 Grafton Close
Rustington
West Sussex
BN16 3QY

Proprietor: Mark Hill • 2 Grafton Close • Rustington • West Sussex • BN16 3QY



Supporting Statement to accompany the Application for Certificate of Proposed Lawful Development.

Introduction

The existing property on the site is a detached bungalow.

The property address is No.5 Grafton Close, Rustington, West Sussex. BN16 3QY.

The proposed carport is considered to fall within the Permitted Development Rights for an 'Outbuilding'.

Proposal

This application is for the detached carport to cover the existing 'off-road' parking area exiting onto Manor Road situated at the north facing side of the property.

The client has given careful consideration in respect of the design and appearance of the carport proposed and has selected a design which they believe is unobtrusive with minimal impact on the aesthetic appearance of the property as viewed from the road.



In brief the proposed carport will have a footprint measured to the external faces of the corner posts with an overall width of 5.38 metres and a depth of 4.4 metres.

The roof area above will finish flush with the front of the posts but at the back the roof will overhang the posts by 0.7 metres.

The overall height of the carport at the centre of the curved roof will be a maximum of 2.5 metres.

The carport is within 2 metres of the site boundary and the eaves height will be a maximum of 2.1 metres.

Materials

The freestanding carport structure will be formed of a steel structure, dark grey in colour and the roof will be using a clear perspex sheet or similar, as supplied and installed by Kappion Carports and Canopies.

Drawings

As part of the application there is a survey drawing of the existing property and site area (Drawing No. 118.S1), a proposed planning drawing (Drawing No. 118.PG2) and a drawing showing the site areas including additions (Drawing No. 118.PG1).

Permitted Development Rights Summary (Planning Portal)

An outbuilding is considered to be permitted development, not requiring an application for planning permission, subject to the following conditions being met:

- ✓ On designated land* outbuildings to the side of the house are not permitted development.

* Designated land includes National Parks and the Broads, Areas of outstanding Natural Beauty, Conservation Areas and World Heritage Sites.

We believe the site is not on designated land.

- ✓ Outbuildings are not permitted development within the grounds of a listed building.

The property is not a listed building.

- ✓ In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the total area to be covered by any outbuildings more than 20 metres from ANY WALL of the house must not exceed 10 square metres to be permitted development.

The carport will be less than 20 metres from the house.

- ✓ Outbuildings are not permitted development forward of the principle elevation of the house. The term 'original house' means the house as it was first built or as it stood on 1st July 1948 (if it was built before that date).

The term 'principle elevation' typically refers to the front elevation of a dwellinghouse. The front elevation of most dwellinghouses faces a road. However, where it is not obvious which elevation is the principle elevation, other factors may be considered, including:

- The position of the main door.
- The position of the windows.
- The relationship to the boundary.
- Boundary Treatments.
- Ornamentation.

The Government Paper on permitted development suggests that: 'in most cases the principle elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principle elevation will be what is understood to be the front of the house. There will only be one principle elevation on a house. Where there are two elevations which may have the character of a principle elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principle elevation.

We consider the proposed carport to be positioned on the side elevation of the existing bungalow and not forward of the principle elevation and our reasoning for this is as follows:

1. The postcode for the property 'No.5 Grafton Close' is BN16 3QY and this postcode sets the main highway serving the property (as above suggests the main highway will be the one that sets the postcode for the house concerned). This postcode and main highway only serves the five bungalows in Grafton Close.
 2. What we believe to be the front 'principle elevation' of the property faces directly onto Grafton Close.
 3. What we believe to be the front 'principle elevation' of the property has the main features of the bungalow including main entrance door to the property and a porch serving the main entrance to the property.
 4. Prior to the recent extension to the side of the property which replaced the existing attached garage as part of the original building, there was an existing 'dropped kerb' and garage door access into the garage for parking and this was located on what we believe to be the front 'principle elevation' of the property.
 5. Please see attached photographs showing the road named Grafton Close and views of what we believe is the front 'principle elevation' showing the front entrance door, porch roof and garage access.
- ✓ Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings (see into) and extensions to the original house must be included when calculating this 50% limit.

The proposed carport and other additions do not exceed the 50% limit and proof of this can be seen on the application drawing (Drawing No. 118.PG1) named 'Areas Plan'.

- ✓ To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna,

Not applicable.

- ✓ Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case.

The proposed carport complies with these requirements.

- ✓ If the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height.

The proposed carport complies with these requirements.

- ✓ Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided they are no higher than 300mm.

Not applicable.

- ✓ Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development. The other permitted development conditions which apply to outbuildings listed above also apply to containers.

Not applicable.

** The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.*

** Designated land includes Conservation Areas, National Parks and the Broads, Areas of Outstanding Natural Beauty, and World Heritage Sites.*

Please note: The permitted development allowances described here apply to houses and not to:

- ✓ Flats and maisonettes (view planning portal guidance on flats and maisonettes).
- ✓ Other buildings.
- ✓ Areas where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.

Mark Hill