

SUPPORTING INFORMATION

FOR THE REAR OUTBUILDING AT
50 WOODLANDS AVENUE, RUSTINGTON BN16 3EY

INTRODUCTION

- the property does not have any national or local restrictions
- the proposed outbuilding has a simple, flat-roofed profile (with a 50cm roof overhang) and does not include a verandah, balcony or raised platform
- its external footprint measures 29.75sqm

HEIGHT

- the outbuilding would be single storey
- its eaves, as well as its total height, would be 2.5m throughout

COVERED GROUND AREA

- the property benefits for a generously-sized rear garden, measuring over 22m in depth
- there is a detached garage to the side but there are no other buildings or structures etc that need to be included in the calculations
- the proposed outbuilding - including the roof overhang - would cover 33.25sqm of the garden
- taking the above into account, and excluding the original dwelling, no more than 50% of the curtilage would be covered by buildings, enclosures and containers

POSITION

- all parts of the outbuilding would be behind the principal elevation of the original dwelling
- it would be set in from the curtilage boundaries and would not exceed the lower 2.5m height threshold that applies

USE

- the outbuilding would be incidental to the enjoyment of the dwelling
- it would be used as a personal artist studio / hobby room and an indicative layout is shown on the submitted Floor Plan
- the outbuilding does not provide for primary living accommodation
- due to the nature of the proposed use, a wc has also been included. This element would be ancillary to the main space - it would only be used when the occupiers partake in the incidental uses of the outbuilding. Therefore, as a matter of fact and degree, the wc would not add to or extend the normal primary living accommodation of the dwelling