

PLANNING STATEMENT.

FOR

LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

FOR

STORAGE BUILDING

AT

**THE POTTING BARN
HOBBS COURT
BILSHAM ROAD
YAPTON
ARUNDEL
WEST SUSSEX.
BN18 0JY**

FOR

D LOWNSBOROUGH

October 2021



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Site

The application site is within a large field that is part of The Potting Barn and is to the north of the dwelling. The site is not viewed directly from either the main road B2132 (Bilsham Road) or adjacent dwellings due to evergreen screening and fences. Access is from the main road B2132 (Bilsham Road) only via single entrance drive. Refer to 1: 1250 scale location plan.

2. Existing Property

The application relates to the existing timber storage building, that is beyond repair and in a state of partial collapse and covered in brambles.

3. Project Brief

The brief is to obtain Lawful Development permission for a building to replace the existing storage building with a second hand pre fabricated building of similar size as indicated on the plans.

4. Context & Adjacent Architecture

In terms of immediate context & adjacent architecture there are -

- a. Open / Farm Land and Main Road to the West.
- b. Private Dwellings to the South.
- c. Open / Farm Land to the North and east.

Refer to 1: 1250 scale location plan.

5. Design Overview & Appearance

The proposed replacement store is approx. 2.65m high, 3.81m wide and 5.48m long (this is just under 10% larger than the existing building that is approx. 3.47m high, 3.6m wide and 5.4m long) and will be located on the same footprint as the existing building.

The materials are different, but still rural in appearance.

The alteration of the building is allowed under the GPDO, therefore lawful development.

6. Landscape

The building is in an existing grass field that is to be retained. The brambles covering the building will be removed.

7. Trees On Site

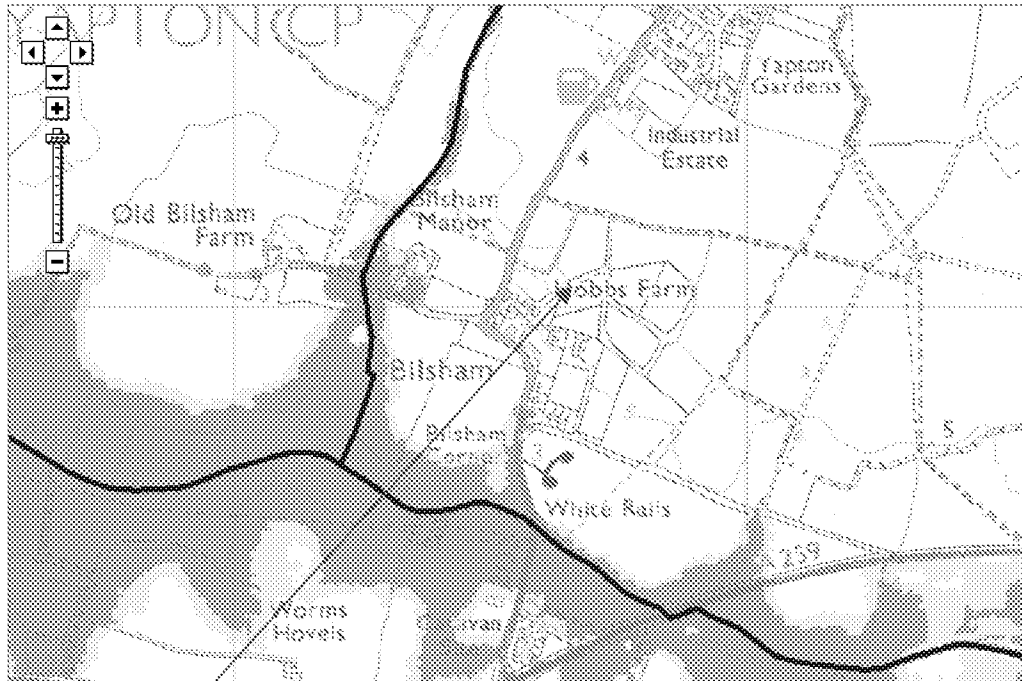
No trees on site which will directly affect the application proposal.

8. Risk of Flooding

The site is not within Flood Risk Zone See map.

BN18 0JY at scale 1:10,000

Other maps  Data search  Text only version 



SITE

Prepared By PJC

October 2021