

Tony Mills  
Rosedene  
Bilsham Road  
Yapton  
BN180JN

Dear ,

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39**

**Lawful Development Certificate for a Proposed Use or Development**

**Development:** The proposal is for the erection of a detached timber-framed garden room within the rear garden of the existing detached bungalow known as Rosedene, Bilsham Road, Yapton. The building will measure approximately 7.32 metres (24 feet) in length by 3.05 metres (10 feet) in width, providing a total internal floor area of approximately 22.3 square metres.

The garden room will have a simple dual-pitched roof with an eaves height of approximately 2.03 metres and a maximum ridge height of approximately 2.22 metres. The overall height will remain below the maximum permitted height for outbuildings located within two metres of a boundary.

The structure will be of high-quality timber construction on an appropriate foundation system, with external timber cladding and a pitched roof finished in lightweight roofing materials. Doors and windows will be positioned to provide natural daylight while maintaining the privacy of neighbouring properties.

The proposed garden room will be sited within the rear garden of the property and will remain incidental to the enjoyment of the existing dwellinghouse. It will be used as a private garden room for purposes such as relaxation and gardening use. It will not be used as separate living accommodation, will not contain sleeping facilities, and will not be occupied independently from the main dwelling.

No commercial activities will be undertaken from the building, and there will be no increase in traffic, parking demand, or noise beyond that normally associated with a private residential property.

The proposed outbuilding has been designed to minimise its visual impact through its modest height and domestic appearance. Owing to its low ridge height of only 2.22 metres, the building will sit comfortably within the garden setting and will not appear visually intrusive when viewed from neighbouring properties.

The proposal will not adversely affect neighbouring residential amenity in terms of overlooking, loss of privacy, overshadowing, or overbearing impact. The overall scale, siting, and design are considered appropriate for the size of the existing plot. The proposal is considered to comply with the provisions for detached outbuildings associated with a dwellinghouse and is intended solely for purposes incidental to

the enjoyment of the main residence.

**Location:** Rosedene Bilsham Road Yapton BN18 0JN

Thank you for your application submitted via the internet on 10th July 2026. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number Y/44/26/CLP.

Once your application has been checked we will contact you again.

**This letter does not confirm validity of the application/documentation submitted.**

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>