

**PLANNING STATEMENT.**

FOR

**LAWFUL DEVELOPMENT CERTIFICATE APPLICATION**

FOR

**STANDARD GAS BOILER VENT AND ASSOCIATED PIPEWORK**

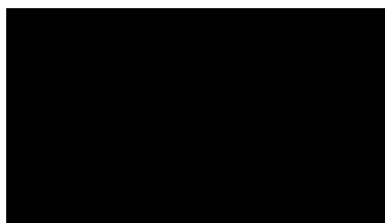
AT

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

FOR

**D LOWNSBOROUGH**

September 2019



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

**E: [REDACTED]  
T: [REDACTED]**

### **1. Site**

The existing (larger context) site comprises of 5 buildings that have been converted and extended into 5 dwellings over the past 5 years. The application site was the last to be converted and is to the north of the development. 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 and shared entrance drive. Refer to 1: 1250 scale location plan.

### **2. Existing Property**

The applications relate to North Dwelling The Potting Barn.

### **3. Project Brief**

The brief is to obtain Lawful Development permission for a standard gas boiler vent and associated pipework.

### **4. Context & Adjacent Architecture**

In terms of immediate context & adjacent architecture there are -

- a. Main Road to the West.
- b. Private Dwelling to the South East (Hobbs Farm).
- c. Open / Farm Land to the North and east. Area outlined in blue is owned by the applicant.
- d. Private dwelling to the South, Granary, Tryn Barn, Sunflowers and Dovecote. Refer to 1: 1250 scale location plan.

### **5. Design Overview & Appearance**

The existing air source heat pump and associated pipework that is currently situated externally on the eastern side of the building is beyond economical repair and is to be removed and a new standard condensing gas boiler has been fitted within the roof space on the western side of the building together with a standard gas boiler vent and associated pipework. The boiler could not be located to the east side in the roof space due to the limited space within the roof and existing water tank that is being reused, the flue and pipework are screened behind an evergreen shrub and existing rainwater downpipe so are barely visible (see photo).

### **6. Landscape**

No change to existing.

### **7. Trees On Site**

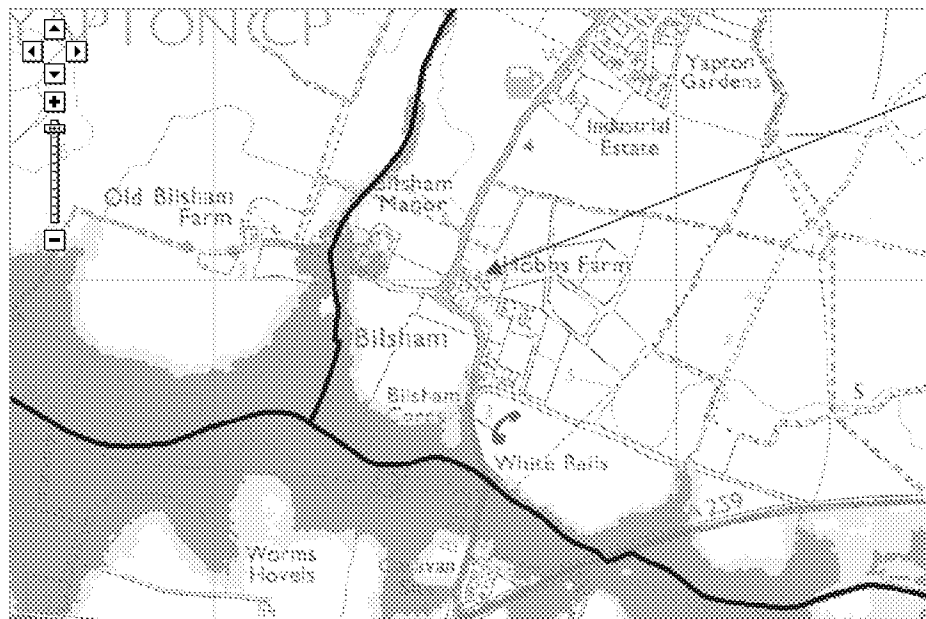
No trees on site which will directly affect the application proposal.

### **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

September 2019