PLEASE IGNORE AND DELETE THE PLANNING APPLICATION DATED 23 JUN 21 WHICH IS SUPERSCEDED BY THIS APPLICATION DATED 28 JUN 21.

PROPOSED GARDEN ROOM OUTBUILDING
5 GRINSTEAD LANE, LANCING, WEST SUSSEX, BN15 9DU

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION - SUPPORTING DOCUMENT

1. **Applicant's Details.**

   a. Mr D R H Sunderland.

   b. 5, Grinstead Lane, Lancing, West Sussex, BN15 9DU.

   c. [redacted]

   d. [redacted]

2. **Flood Risk Assessment.** Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate by raising the base from floor level in addition to utilising an existing concrete base thereby raising the structure further.

3. **Proposal.** The application site lies in an outer residential suburb of Lancing, just off from the A27. The proposal is for a single storey timber framed garden room to measure (at max (roof)) 3 metres in height, 7 metres in length, and 4.5 metres in width. The proposal falls within permitted development in all other ways except the additional 500mm height requested, and the reason for this planning application;

4. **Visual amenity.** The finer detail of the proposed garden room is basic. Nonetheless, the garden room would be positioned at the rear of the dwelling and is not visible from any public vantage point. Its scale is appropriate to the main dwelling building. It will be built of sympathetic exterior materials and finishes and much of it will be masked by existing 6' fence panels which surround it on three sides. The proposal utilises an existing ugly concrete base and hence the build will have zero impact on flora and fauna including trees and local wild life.

5. **Residential amenity.** It is the neighbours to either side who would be principally impacted upon by this development (it is physically removed from the remainder).

   a. **Neighbours to north and south.** The existing 6' fence panels between the neighbours would screen virtually all the garden room from view. This, together with the distance involved, would ensure adverse overbearing and overshadowing is avoided. Remaining views onto neighbours would be largely oblique, so intrusive overlooking and unacceptable loss of privacy would be avoided. The proposal does not cause any loss of light to any neighbour or to the main dwelling.

   b. **Acceptability and Precedent.** The proposal is of a similar size and location to the south neighbour's garden room demonstrating the limited impact and acceptability of this application.

6. **Pre-Application Advice.** Pre-application advice was sought on 16 Jun 21 however due to a continuing rise in the number of applications received and a current shortage of staff, Adur Council have been forced to temporarily suspend their planning advice and pre-application service for all general householder enquiries and non-major developments. In the absence of pre-application advice it seemed appropriate and wise to seek planning permission to ensure the project complies with all regulations.

28 June 2021