

BLUE BUILDING CONTRACTORS LTD

Planning & Design

BBC-PL-001-02

EXECUTIVE SUMMARY

Retrospective Householder Planning Application

83 Howard Road, Sompting, West Sussex BN15 0LP

Prepared for Mr. & Mrs. Gough

1. Purpose of this Report

This Executive Summary accompanies a retrospective householder planning application for a replacement detached ancillary garden room at 83 Howard Road, Sompting. It provides a concise overview of the proposal, the site context and the principal planning considerations.

2. The Site

The application property is an established dwelling within a residential area. The replacement garden room is located within the rear garden in substantially the same position as an earlier ancillary outbuilding. The northern boundary adjoins open agricultural land rather than neighbouring residential gardens.

3. The Development

The replacement building measures approximately 6.0 metres by 3.0 metres with an overall height of approximately 2.57 metres. Construction comprises a timber frame, cedar shiplap cladding, black aluminium glazing and a flat EPDM roof. The building is intended solely for purposes incidental to the enjoyment of the dwellinghouse and does not provide independent living accommodation.

4. Planning Context

During construction it became apparent that the completed height exceeded the limitations for permitted development. The owners voluntarily suspended works and instructed preparation of this retrospective planning application so the proposal can be considered through the formal planning process.

5. Planning Considerations

The proposal replaces an established ancillary outbuilding, remains domestic in nature, uses high-quality external materials and has limited impact on neighbouring amenity. The rear boundary to farmland further reduces the potential for overlooking or loss of privacy.

6. Conclusion

The applicants respectfully request that the Local Planning Authority considers the proposal on its individual planning merits. It is considered that the development represents an appropriate form of ancillary domestic accommodation with no significant adverse impacts and is suitable for retrospective planning permission.

Executive Summary of Key Facts

Item	Summary
Application	Retrospective Householder Planning Application
Building	Replacement ancillary garden room
Size	Approx. 6.0m x 3.0m
Overall height	Approx. 2.57m
Use	Incidental to the dwellinghouse
Construction	Timber frame, cedar cladding, EPDM roof
Rear boundary	Open agricultural land
Construction status	Voluntarily paused pending determination