

# **BLUE BUILDING CONTRACTORS LTD**

Planning & Design

**BBC-PL-001-04**

## **PLANNING STATEMENT**

Retrospective Householder Planning Application

83 Howard Road, Sompting, West Sussex BN15 0LP

Prepared for Mr. & Mrs. Gough

### **1. Introduction**

This Planning Statement has been prepared in support of a retrospective householder planning application for the replacement of an existing detached ancillary outbuilding with a timber-framed garden room. The statement explains why the proposal represents an appropriate form of development when assessed against relevant planning considerations.

### **2. Description of the Proposal**

The development comprises a detached ancillary garden room measuring approximately 6.0 metres by 3.0 metres with an overall height of approximately 2.57 metres. The building is finished with cedar shiplap cladding, black aluminium glazing and an EPDM flat roof and is intended solely for incidental domestic use.

### **3. Principle of Development**

The proposal replaces an established ancillary outbuilding within the residential curtilage of an existing dwelling. The use remains ancillary to the occupation of the main house and does not introduce additional residential units or commercial activity. The principle of replacing a domestic outbuilding within the rear garden is therefore considered acceptable.

### **4. Design, Scale and Appearance**

The building has been designed as a modest contemporary garden room using high-quality external materials. Its scale remains subordinate to the principal dwelling and is appropriate within the spacious rear garden. The choice of timber cladding and restrained detailing assists the building in integrating with its surroundings.

### **5. Residential Amenity**

The replacement building is not expected to give rise to unacceptable impacts on neighbouring occupiers. The rear boundary adjoins agricultural land, reducing opportunities for overlooking or

loss of privacy. The scale of the building and its ancillary function also limit any potential effects relating to dominance, outlook or noise.

## 6. Character of the Area

The proposal is located to the rear of the property and has limited visibility from the public realm. It preserves the established residential character of the area and does not detract from the appearance of the surrounding streetscene.

## 7. Planning Background

Construction commenced on the understanding that the proposal fell within permitted development tolerances. During construction it became apparent that the completed height exceeded the applicable limitation. Works were voluntarily suspended and a retrospective application prepared so that the Local Planning Authority could assess the development through the normal planning process.

## 8. Planning Balance

The proposal replaces an existing ancillary building, serves only the host dwelling, uses quality materials and has no significant adverse impact on neighbouring amenity or the wider character of the area. These factors weigh in favour of granting planning permission.

## 9. Conclusion

It is respectfully submitted that the proposal represents sustainable and proportionate domestic development. The applicants therefore request that retrospective planning permission be granted.

## Summary of Planning Considerations

| Consideration       | Assessment                                                      |
|---------------------|-----------------------------------------------------------------|
| Principle           | Replacement ancillary outbuilding within residential curtilage. |
| Use                 | Incidental to the dwellinghouse only.                           |
| Design              | Contemporary, modest and high-quality.                          |
| Residential Amenity | No significant adverse impacts identified.                      |
| Visual Impact       | Limited due to rear garden location.                            |
| Planning Status     | Retrospective following voluntary pause in works.               |
| Recommendation      | Planning permission should be granted.                          |