Statement to support removal of condition.

7A Southdown Road, Southwick, BN42 4FT

This statement is to be read alongside the application to remove condition 4 of the planning consent registered as AWDM/1709/22.

Condition 4 reads – Garage shall be ancillary only.

Please note the following:

Proximity and detail of neighbouring properties.

The closest domestic residential is 28m away. See attached OS 1.

OS2 Depicts 34.5m

OS3 Depicts 45m

OS4 Depicts 36m

Champions House, which neighbours the application site and is closest to the garage in question is a private members social club. Recently, in the rear garden the club members had a classic car show. This is obviously not typical domestic residential as stated on the consent.

The property to the rear of the application address has a heavily wooded area affording excellent sound path reduction. There will be TPO,s to some or all of these trees. In my experience, trees of this nature do not get removed unless there is a danger to life or property.

It should be noted that it is the intention of the applicant to provide a thorough investigation into sound reductive measures, should they prove to be required.

Along with the exceptional distances to neighbouring properties, heavily wooded areas surrounding the building in question, there are some worthy points to note from the consent.

The bungalow is tucked in behind the substantial dwellings to the south...

The garage will not be seen within the context of the Conservation area....

Those neighbouring properties have large gardens and this, combined with the modest scale of the developments and the position of the garage within the corner of the site 'limit impact'.

In addition, there is ample car parking available within the curtilage of the dwelling.

Lastly, the Garage building will not be increased in size as part of this application.

It is our view that whilst we appreciate the importance of planning and its protection of the rights of people in their communities, we believe , on this occasion that the use of the garage is limiting and unnecessary in these circumstances and we respectfully request the removal of condition 4.