SUPPLMENTARY PLANNING INFORMATION

Commercial Outbuilding to Rear Garden

95 Grinstead Lane, Lancing. BN15 9DT

PROPOSED BUILDING

As shown on Drg Nos 25B & 30A the proposed building is a fully de-mountable sustainable structure designed to have minimum impact on the environment. It is fully supported on *'screw piles',* which negates the need for environmentally un-acceptable mass concrete foundations. This method of support allows the building to be de-mounted and can therefore be re-constructed on another site, only requiring moderate making good.

PRACTICAL USAGE

2 members of staff will operate the business with all booking being carried out & administered on-line, thereby negating the need for a receptionist. One staff member is a resident of the dwelling.

The staff members are both young mothers who will be looking after their children in addition to running the proposed business, which is the main reason for siting the outbuilding in the existing garden. This also means that the clinic will be run at low capacity in terms of customers visiting the application site.

PLANNING PRESIDENCE

With reference to AWDM/1400/16 planning permission was granted for a 35m² 'Pregnancy Scanning' clinic at 117 Grinstead Lane, which is approximately 200m to the south of the application site.

This included 2 consultancy rooms & a large waiting area equal in size to the consultancy rooms.

Whilst this outbuilding is smaller than the structure at the application site, it covers far greater percentage of the rear garden, leaving a very small area of garden / amenity space.

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