Planning statement

Little Deer View Barn, Prestwood Lane Ifield Crawley West Sussex RH11 0LA

Lawful Development Certificate with regards to occupation of a building as an independent dwelling for in excess of 4 years; revised application further to applications DC/22/1201 and DC/23/0953

Background

Following case management conference with Emma Parkes (Head of Planning) and Guy Everest (Principal Planner) on Wednesday 8th November to discuss the DC/23/0953 officer report and reasons for refusal it was indicated that a Certificate should be able to be granted for the reduced area of the building outlined red below.



Extract from officer report DC/23/0953 states, *"The evidence available does not therefore clearly show that the areas annotated as "(Domestic) Storage", "Garage", "Workshop", and "Storage w/ mezzanine above" are used solely by, and in connection with, the residential dwelling subject of this Certificate. It has not therefore been shown on the balance of probability that these areas comprise part of the planning unit of the residential dwelling refered to as Little Deer View Barn".*

Conclusion.

On the basis that the parts of the building where ambiguity has arisen have been removed it is entrusted that a Lawful Development Certificate can now be granted for the reduced area of the building.

The officer report from the previous DC/23/0953 application is included to summarise the evidence to date.