

Planning Statement

Property Address: 3 Anvil Close, Southwater, RH13 9HD

Proposal: Application for a Lawful Development Certificate (LDC) for the erection of a detached outbuilding (comprising study space and WC) incidental to the enjoyment of the main dwellinghouse.

1. INTRODUCTION AND SITE CONTEXT

1.1. This statement is submitted in support of an application for a Lawful Development Certificate under Section 192 or Section 191 of the Town and Country Planning Act 1990 for an outbuilding located within the residential curtilage of 3 Anvil Close, Southwater, RH13 9HD.

1.2. The application site comprises a residential single-family dwellinghouse with private front and rear garden space within an established residential development in Southwater.

1.3. Prior to the commencement of the current works, the rear garden contained a detached garage and a garden shed. Both of these structures were demolished to make room for the new outbuilding.

2. DESCRIPTION OF DEVELOPMENT AND CURRENT STATUS

2.1. The development consists of a single-storey detached outbuilding positioned within the rear garden area of the property.

2.2. Key Metrics and Dimensions: Gross Internal Area: 19.9 square metres. Overall Height: 2.5 metres measured from natural ground level. Site Coverage: The outbuilding retains over 50 percent of the total garden area surrounding the original dwellinghouse.

2.3. Construction Timeline: Construction began approximately in January 2025. The outbuilding is currently undergoing building works and is not yet in active operational use.

2.4. Proposed Intended Use: Once completed, the outbuilding will function solely as a home study area with a small toilet and sink facility. The space will be used exclusively incidental purposes to the main residential dwellinghouse occupied by the applicants. It will not be used as an independent residential accommodation, separate unit, or primary living space such as a bedroom or kitchen.

3. CONCLUSION

- 4.1. The outbuilding replaces previously demolished outbuildings and strictly meets all size, height, and boundary requirements outlined in Class E, Part 1, Schedule 2 of the General Permitted Development Order.
- 4.2. The proposed use as a home study with WC is entirely incidental to the residential enjoyment of the occupiers of 3 Anvil Close.
- 4.3. Horsham District Council is therefore requested to issue a Lawful Development Certificate confirming that the proposed outbuilding represents lawful permitted development.