[redacted]

From: Julie Crowhurst [redacted]
Sent: 29 October 2026 17:02
To: Planning
Subject: DC/26/1254 - response to planning

Importance: High

Categories: Consultations

DC/26/1254 - 3 Anvil Close, Southwater RH13 9HD
Completion of an outbuilding for incidental use to the dwelling house (Lawful Development Certificate – existing)

SPC comment: Objection until the following concerns have been satisfactorily addressed:

- The Planning Statement confirms that construction remains incomplete and refers to both Sections 191 & 192 of the Town and Country Planning Act 1990. Clarification is required regarding the works being certified and whether the submitted drawings accurately represent the existing structure.
- The proposed building height is exactly 2,500 mm, which is the maximum permitted under Class E where the building is within 2 metres of the boundary. The actual constructed height and compliance with the 50% site coverage restriction should be independently verified.
- The inclusion of a WC raises concerns about the potential for the building to be used as living accommodation rather than solely for incidental domestic purposes. Furthermore, with direct road access to the rear of the property, the building could potentially be used for commercial activities. Confirmation is requested that no separate commercial use or associated customer/client visits are proposed.
- The demolition of the existing garage also represents a potential loss of off-street parking. The District Council should establish whether any planning conditions require the retention of this parking provision.

The Council requests that officers fully investigate and establish the lawfulness of the existing development before any certificate is issued.

Regards

Julie

SOUTHWATER PARISH COUNCIL

LOCAL COUNCIL AWARD SCHEME GOLD

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