DMA BUILDING DESIGNS

PLANNING STATEMENT

EXTENSION AND RAISING ROOF OF EXISTING DETACHED OUTBUILDING TO PROVIDE GARAGE, WORKSHOP AND OFFICE STUDIO

GARDEN COTTAGE, PICTS LANE, COWFOLD, WEST SUSSEX, RH13 8AW





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Garden Cottage sits on a large plot with an existing detached outbuilding which obtained planning permission under reference DC/19/2123 for a two-storey extension and raising of the roof of the existing outbuilding to provide a garage, workshop and office studio.

Our client then applied for a change of use of this outbuilding (which was class C3) in order to be able to use the office for running his business (class B1a) which was approved, however, this was not implemented.

Since obtaining these permissions, work has been completed. When built, a shower was included in the bathroom. Recently, the outbuilding has been used as an Airbnb.

However, this was in contravention of the conditions of the original application and our client therefore seeked to amend these conditions to allow the continuation of these rentals.

The recent application to discharge the water neutrality condition raised issues with the original statement., which was noted as being incorrect, and this application seeks to amend the original application to replace the corrected statement.

The Airbnb has bought many benefits including (but not limited to) bringing revenue into the local community, generating income for our client and increasing tourism in the local community. Take up has been steady. Increased traffic is minimal and there is plenty of parking on site. Adjoining neighbours have not been disturbed by the small increase in activity due to the nature of its location.

With very few Airbnbs in the area and the benefits that such property brings, we hope the council will support the application.