Planning Received
21 DEC 2023
Name:
Ref: DC/23/2315

PLANNING STATEMENT

GOODWIN COTTAGE, BILLINGSHURST ROAD COOLHAM, WEST SUSSEX

1. The Application Proposals

1.1 Planning Permission for the residential use of the Application property was established with the release of a Certificate of Lawful Use or Development (Existing) with the Planning reference DC/23/2484. A second Application reference DC/23/2208 sought Planning Permission for an extension to the property which was subsequently permitted on 13th February 2023.

1.2 Upon making a material start on the extension development with the digging of the footings the Applicant discovered that a public sewer runs through the property and affected one corner of the proposed extension, the area in question is identified on the print noted KP1. On the print denoted KP2 the actual layout of the extension is illustrated.

1.3 Investigations with Southern Water identified that their records were inaccurate, it was the Applicant's belief that the sewer which crossed the property ran through the access serving the site and not where it was discovered that the drain would run to the right hand corner of the extension for which Permission had been granted. With the cessation of the footing works negotiations were undertaken with the Technical Services Department at Southern Water. In the first instance a Build Over Application Permission was sought.

1.4 Despite chasing Southern Water on numerous occasions no satisfactory solution was forthcoming and in that event under the Building Regulations it was suggested that the extension could be moved by approximately 1.5m which would then allow the right hand corner of the extension not be affected by the sewer.

1.5 On the Plan denoted KP2A the alignment of the sewer which affected the permitted extension is illustrated. On the Plan KP2B by relocating the extension this illustrates that the proposed development misses the public sewer entirely.

1.6 Retrospective Planning Permission is now sought for the single storey development extension which has been undertaken at the property as requested by the District Council's Compliance Team.

1.7 In submitting the Application, it is considered that by repositioning the single storey extension a far more attractive and pleasing development comes about. The roof line is broken and rather than have one single extensive ridge line the revised position allows for the ridge line to broken and a far more pleasing elevational appearance results.

1.8 In seeking retrospective Planning Permission it is brought to the Local Planning Authority's attention that the Permission granted under DC/22/2208 was in fact implemented but could not be completed. By repositioning the extension it is considered a far more pleasing and attractive design has come about.

1.9 In all aspects the single storey extension development fully respects the original design and size that was permitted by DC/22/2208.

1.10 It is respectively requested that the District Planning Authority supports the current proposals and grants retrospective Planning Permission.

1.11 There is no material harm arising from the development proposal, the slight re-alignment and re-positioning of the single storey extension is considered to be minimal in terms of impact and accordingly there will not arise any harm to the immediate location within which the development and indeed the dwelling Goodwin Cottage is situated.