



RE: Retrospective Planning Application for Replacement Outbuildings at Downsview, Shermanbury

This application is seeking retrospective planning approval for a couple of replacement outbuildings constructed at Downsview, Shermanbury.

The works took place a couple of years ago and the applicants were unaware at the time that they ought to have sought planning approval for these works, assuming they would have been classed as permitted development.

The applicants' circumstances have recently changed and in seeking advice it has been flagged up to them that the replacement outbuildings ought to have had planning (as technically they don't quite come within the Permitted Development criteria outlined within class E). That was when they came to us and we have prepared this retrospective application on their behalf. It's important to note that the outbuildings have now been up for two years and there have been no objections or issues raised.

To describe the works we have prepared 2 sets of drawings;

- **Pre-Existing** plans and elevations. These document the original garage and garden outbuilding (workshop). These were in poor condition and were demolished in November 2023 to make way for the new works.



Pre-Existing Garage



Pre-Existing Outbuilding (workshop)

- **Existing** plans and elevations. These are As-Built drawings of the two replacement outbuildings we are seeking retrospective planning approval for.



Existing (As-Built) Garden Annex and Workshop

The replacement outbuildings consist of a Garden Annex and a Workshop. These are provided as ancillary space to the main house.

These were built in Spring 2024. They are timber frame construction and have been clad in douglas fir cladding to closely match the main dwelling.

They have been carefully positioned to the rear of the main property and in line with the existing outbuildings to the neighbouring property, Ivelchester, in order to minimise any potential impact.

In summary, these replacement outbuildings have been in place for two years and to date, no issues or objections have been raised. Their positioning has been carefully considered and they have been appropriately designed and detailed using sustainable materials. These replacement outbuildings are making a small but positive contribution to the local area and we respectfully request retrospective planning approval be granted.