

Planning statement

F2 19 Roundhill Crescent, Brighton, BN2 3FQ

16/10/ 2021

Flat 2 19 Roundhill Crescent comprises a single floor (ground floor) of 19 Roundhill Crescent which has 4 floors in total in the main body of the building. The flat also includes use of the entire rear garden via a linking bridge over the rear lightwell, and an outbuilding which has been converted to bedroom use, with the linking bridge enclosed, thus creating continuous internal space connected to the rest of the flat.

The outbuilding is noted on the 1977 deed plan accompanying this application as a garden shed. Pre-existing plans provided are based on this configuration.

Purpose of this application

A certificate of lawful development is sought for the bedroom and the enclosure of the linking bridge.

Evidence is provided which on the balance of probability shows the changes took place more than four years ago:

1. 1977 deed plan.
2. Previous owner Carla Elizabeth Taylor gave an affidavit dated 11/07/2016 confirming the use of the bedroom connected by a corridor to the main part of the flat since her ownership began on the 22/10/2010.
3. Grumitt Wade Chartered Surveyors report on the property dated 24/03/2016, which on page 7 describes the layout: "Towards the rear of the property there is an outbuilding accessed via a set of stairs which have been enclosed. At the present time this is laid out as a bedroom"
4. Purple Bricks Estate Agents download of the original sales information of the property from 2016. (note the PDF download date is 30/09/2021). The information includes photos of the rear bedroom on pages 23 and 24, and a plan on pages 26 and 27 showing the enclosed corridor. The plan is dated 2016. (note the rear bedroom is described as a studio)
5. Screenshot of Google Earth historic imagery, dated May 2016, in which the linking corridor and bedroom can just be seen. Date and structures highlight by red circles.