

## PLANNING STATEMENT

COPPER BEECH, CHURCH LANE, BIRDHAM, WEST SUSSEX, PO20 7AT

This statement has been prepared to support a Certificate of Lawfulness Application for previous alteration to the property including Garage Conversion and Replacement of Car Port to Side Ground Floor Extension.

### RELEVANT PLANNING HISTORY

16/01431/FUL

Amendment to previous approval 15/03947/FUL. Change wall cladding, add first floor extension and canopy, create parapet wall to approved rear extension and replace garage with new timber garage.

**Implemented:** Wall Cladding on existing first floor, front entrance canopy

15/03947/FUL

Division of property to form two separate cottages.

**Implemented**

15/01570/DOM

Changes to Approved application BI/15/00003/DOM. Re-site ground floor extension

**Implemented:** Partial Rear Extension

15/01277/NMA

Non Material Amendment to 15/00003/DOM. Reduce the size of one of the rear flat roof extension

**Refused**

15/00003/DOM

Rebuild First Floor Side Extension and two flat roof rear ground floor extensions.

**Implemented:** None

### DESCRIPTION

There have been numerous applications for the changes to the above property. Most of which were not implemented, which included a small rear kitchen extension and first floor cladding replaced for Larch. However, alterations were undertaken that were not under the original Planning Approvals.

The separation of the dwellings has been completed.

Since this the rear garage has been converted and an existing car port was replaced with a side extension at the front of and as part of the converted garage.

The work was completed over 4 years ago and we request a Certificate of Lawfulness is provided for this development.