**Retrospective change of use of the outbuilding to**

**Ancillary holiday let**

Seagulls, West Bracklesham Drive, Bracklesham Bay, PO20 8PF

# Statements

**Mitigation**

The development has resulted in a net increase in dwellings within 5.6km of the Chichester and Langston Harbour Special Protection Area (SPA). We therefore acknowledge the need to mitigate a scheme and commit to providing mitigation via a financial contribution to Bird Aware Solent.

## Surface Water Drainage

Rainwater from the downward sloping roof of the cabin is discharged to the guttering at the rear of the cabin which is connected by a downpipe into existing drainage system of the main house.

Image 1

West facing view of downpipe from guttering connecting to existing drainage system

A white pipe on a building

Description automatically generated

Image 2

East facing view of cabin showing pipe connecting downpipe from guttering to cabin attached to existing drainage system of main house.

A pipe on a wall

Description automatically generated

A white gutter on a building

Description automatically generated

Image 3

North facing view of cabin showing guttering and downpipe

Rain water onto the decking area naturally falls under the decking through the gaps in the boarding onto existing soil and shingle.

A door to a house

Description automatically generated with medium confidence

Image 4

West facing view of raised decking area, non-slip decking with 2mm gap in between to allow for natural drainage to shingle/soil below.

A deck with a black and white striped surface

Description automatically generated

Image 5

View of decking in front of cabin entrance with gaps in between boards to allow for natural drainage of rainfall to soil/shingle below.