**Support Statement**

**In Respect of Works to**

**51 Greenhill Road**

**Otford**

**Kent TN14 5RR**

This statement is in support of the application for retrospective planning permission submitted via the Planning Portal reference number PP-12912788

I confirm that the above householder planning application has been submitted to regularise a breach of planning control in respect of the ancillary outbuilding, following advice received from the Council's Planning Enforcement officer.

The advice provided confirmed that the height of the outbuilding was slightly higher than that which is allowed under Class E permitted development rights and so retrospective planning permission is now being sought to regularise the breach.

I had been advised by my builder that the outbuilding was within the limits of Class E when it was constructed. However, it would appear that due to the level changes within the rear garden, the outbuilding and associated deck are slightly higher (as above). This was a genuine oversight and I am following the advice of the Enforcement Team to help regularise the situation as quickly as possible.

I confirm that the function of the outbuilding is a replacement outbuilding for leisure use, for a golf simulator, and is ancillary to the main use of the property.

**Design**

• The outbuilding replaces a previous timber outbuilding in the same location.

• It is constructed in timber with a simple mono-pitch roof and has been designed to assimilate sympathetically within the verdant setting of the rear garden.

• No trees were removed as part of the development.

• The building sits comfortably within its setting.

**Impact on Neighbours**

• The outbuilding is located some 35m to the rear of the main dwelling and is located approx. 8m from the neighbouring properties It is screened from the neighbours by mature flank boundary hedges/landscaping.

• There would therefore be no loss of amenity when considering loss of daylight, sunlight or privacy as a result of the outbuilding.

 **Conclusion**

I am currently selling my property and would therefore appreciate it if retrospective planning permission could be granted asap, given the sympathetic siting and design of the replacement outbuilding and its lack of impact on the amenity of neighbours.

This statement is notated “to be sent by post” on the submitted plans section of the Planning Portal application and I request that it be included with the application

PP-12912788 at the validation stage of the proceedings.

Thank you for your assistance.

Regards

Steve Herbert