

SUPPORTING STATEMENT FOR PROPOSED PERMITTED DEVELOPMENT OF AN OUTBUILDING AND ROOFLIGHTS ON EXISTING BUNGALOW; 'FOXWOOD', KNATTS VALLEY ROAD, WEST KINGSDOWN

Site Description : 'Foxwood' is a detached post-war bungalow set back significantly from Knatts Valley Road on the valley side with the land rising steeply to the rear of the bungalow. Beyond the rear garden is a small holding within the same ownership. The site is within the Kent Downs National Landscape and so constitutes Article 2(3) land.

Relevant planning history : there is none post 1974 but planning permission was gained for the existing bungalow, formerly known as 'Hazelwood', under reference TH/5/58/266 and being "demolition of existing bungalow, shed and greenhouse, and erection of new bungalow" with reserved matters being approved under reference TH/5/58/266A in 1959.

No permitted development rights were removed.

The proposed CLD comprises of two elements and each will be discussed separately.

- 1. PROPOSED OUTBUILDING :** this would be detached and would be used as a triple garage.
It is considered that this would be permitted development under Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) because :
 - a) Permitted development rights have not been removed nor was the bungalow erected under permitted development rights.
 - b) The outbuilding is required for a purpose incidental to the enjoyment of the dwellinghouse as it would be used for the garaging of 3 private vehicles. This is a fairly remote location in terms of proximity to everyday services and public transport and so vehicle ownership is a necessity in such a location and there is a need for large vehicles given the smallholding that adjoins the planning unit. The outbuilding / garage would be adjacent to the bungalow and so would be clearly 'incidental'. The Technical Guidance to permitted development cites "garages" as an example of a "common building".
 - c) The total area of existing buildings plus the proposed outbuilding would be significantly less than 50% of the total curtilage area (outlined in red on the 1:1250 submitted location plan). The floor area of the garage would be 10m x 7m. It would be situated behind the rear wall of the bungalow (see block plan)
 - d) The outbuilding would have a dual pitch roof with a height to ridge of 4m and a height to eaves of 2.5m. The garage would not be within 2m of a curtilage boundary.