

Planning Statement

Located at:

1 Brookhill Close

Copthorne

Crawley

RH10 3PP



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1. Introduction

The following planning statement has been prepared in support of a Certificate of Lawful development: Proposed use application for a site located at 1 Brookhill Close Copthorne Crawley RH10 3PP for a proposal of *“Erection of a single-storey outbuilding”*

The purpose of the application is to formally establish that the proposed development is lawful and does not require planning permission, as it falls within the scope of permitted development.

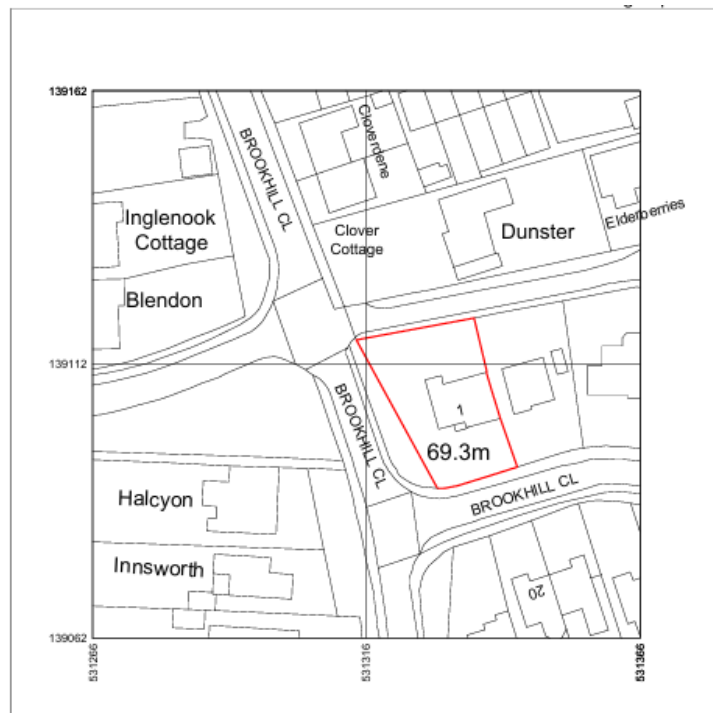
2. Site Appraisal

2.1. Site Context

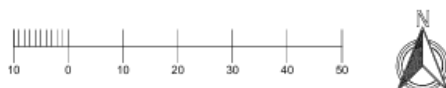
The application site is located at 1 Brookhill Close, Copthorne, Crawley, RH10 3PP. The property lies within an established residential area characterised predominantly by detached and semi-detached dwellings, each set within defined residential plots with private gardens.

Brookhill Close is a quiet residential cul-de-sac, and the surrounding development exhibits a consistent suburban character. The site is not subject to any environmental or planning designations that would restrict permitted development rights, such as Conservation Areas, Areas of Outstanding Natural Beauty, or Article 4 Directions.

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Produced on 07 April 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 531266 139062, 531366 139062, 531366 139162, 531266 139162, 531266 139062
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LOCATION MAP

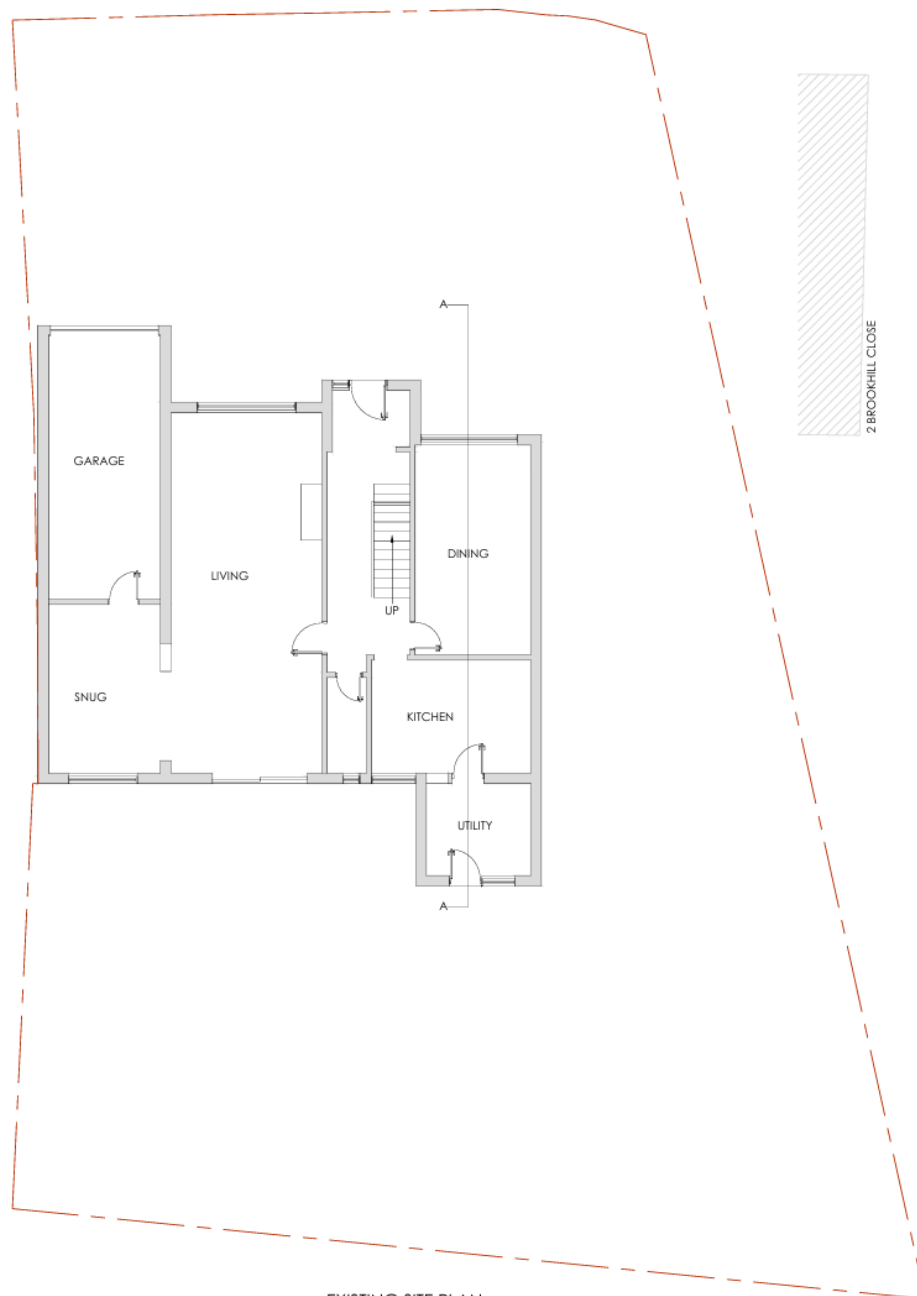
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2.2. Existing Building

The existing building is a single residential dwellinghouse, consistent with its lawful use. The dwelling is of conventional construction and scale, typical of similar properties within the area, and occupies a modest proportion of the overall plot.

To the rear of the property lies a sufficiently sized garden which forms part of the lawful residential curtilage. This space provides ample capacity to accommodate ancillary structures without resulting in overdevelopment of the site. There are no existing structures or constraints that would impede the siting of a single storey outbuilding, and the relationship between the dwelling, boundaries and neighbouring properties allows for appropriate separation distances to be maintained.

The existing use of the land and buildings on site remains unchanged, and the proposed development is intended to remain incidental and ancillary to the enjoyment of the dwellinghouse, fully consistent with the permitted development framework.



3. The Proposal: “Erection of a single-storey outbuilding”

3.1. Legislative and Planning Policy Context

This application is made under Section 192 of the Town and Country Planning Act 1990, which allows an applicant to seek confirmation that a proposed development would be lawful if carried out.

The proposed outbuilding falls within the scope of permitted development rights as set out in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as follows:

- The outbuilding is located within the residential curtilage of a dwellinghouse
- It is single storey in nature and remains within the relevant height limitations
- It is incidental to the enjoyment of the dwellinghouse and not proposed for separate residential use
- It does not reduce garden space below acceptable levels, nor does it adversely affect neighbouring occupiers

There are no planning conditions, Article 4 Directions, or planning history restrictions affecting the property that remove or limit permitted development rights.

3.2. Assessment of Lawfulness

When assessed objectively against the statutory and policy framework, the proposed development clearly meets all relevant criteria for permitted development. As such, planning permission is not required and the proposal is lawful.

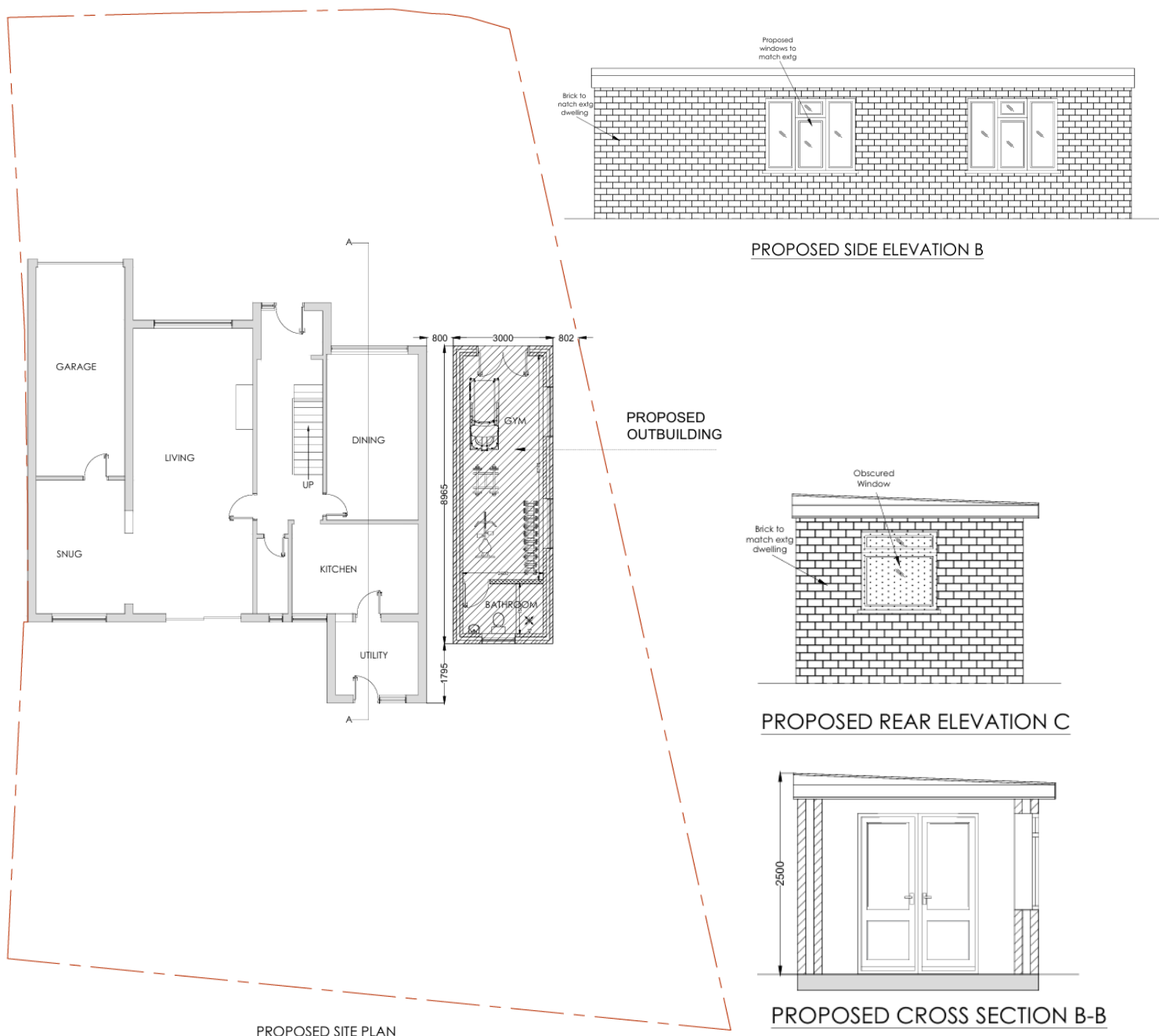
In accordance with Section 192(2) of the Town and Country Planning Act 1990, the local planning authority is required to issue a Certificate of Lawful Development where the information submitted demonstrates, on the balance of probabilities, that the proposed development would be lawful.

3.3. Design and Character

The proposed outbuilding has been carefully designed to ensure it is subordinate, ancillary, and visually sympathetic to the host dwelling at 1 Brookhill Close, in compliance with the permitted development rights.

The outbuilding is single storey with a simple and compact footprint. Its height remains well within the limits prescribed by permitted development legislation, with a flat roof design ensuring the structure remains visually unobtrusive. The overall scale and massing of the outbuilding are modest in relation to the main dwelling.

The external appearance of the outbuilding has been deliberately designed to match the existing dwelling. The use of high-quality, matching materials ensures that the outbuilding reads as a natural and well-integrated addition to the residential plot rather than a discordant or overly prominent structure.



4. Conclusion

The proposed “*Erection of a single-storey outbuilding*” at 1 Brookhill Close Copthorne Crawley RH10 3PP represents a well-considered and proportionate development that aligns fully with the provisions of permitted development legislation and the requirements for a Certificate of Lawful Development (Proposed) under Section 192 of the Town and Country Planning Act 1990.

The assessment of the proposal confirms that the outbuilding is sited wholly within the lawful residential curtilage of the dwellinghouse, is modest in scale, single storey in form, and clearly incidental to the enjoyment of the main dwelling as a home gym. Its design, height, footprint, and use are all compliant with the criteria set out under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Furthermore, the choice of materials and architectural treatment ensures that the outbuilding respects the character and appearance of the host property and the surrounding residential area. The proposal does not give rise to any adverse impacts on neighbouring amenity in terms of overlooking, overshadowing, or visual intrusion, nor does it constitute overdevelopment of the site.

On the basis of the information submitted and the supporting drawings, the proposed development is demonstrably lawful. It therefore satisfies the statutory tests set out under Section 192 of the Town and Country Planning Act 1990.