

Planning Statement

38 Fairway, Copthorne

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OVERVIEW

This Planning Statement has been prepared by Paul A Gosling for Stephen Fuller Esq, in support of the accompanying application for a retrospective application with respect of retention of use as an Air B&B the annexe.

The accompanying planning application seeks retrospective permission to retain the use for the purpose of maintaining use of a vacant structure. The extension has existed for many years and remains largely unaltered externally.

The planning benefits of the proposed development include:

- The permission will regularise the existence of the use which my client has enjoyed for 1 year without any adverse effect on the neighbours.
- The proposal recognises the local planning policy context which affects the site bringing back into use a vacant structure.
- This use also has benefits for tourism.

The Planning Statement concludes that the use should be granted because the continued use of the site would support the delivery of a range of the Communities and Local Governments' aspirations for development in Copthorne and the wider area. Overall, the submission is supported by the relevant planning policy criteria for the site together with other relevant material considerations.

1.0 INTRODUCTION TO THE PLANNING PROPOSALS

The Overall Proposals

- 1.1 This Planning Statement has been prepared by Paul A Gosling for Stephen Fuller Esq in support of the accompanying retrospective COU application with respect to the retention of the use as an Air B&B.
- 1.2 The development proposals comprise regularising the retention of the use which began 1 year ago.
- 1.3 The building is inconspicuous in its location down a footpath

Background information

- 1.4 The annexe was erected about 30 years ago but became surplus to requirements, therefore my client began updated it 3 years ago to let out on an occasional basis.
- 1.5 Most of the guests are attracted because of the close proximity to Gatwick Airport, the use therefore contributes to tourism and therefore the economic growth of the area.
- 1.6 The floor area for the annexe is 16.5m², this will remain unchanged.

The Applications' Form and Aims

- 1.8 The planning application has been submitted for planning application for retrospective permission with respect to the retention of the use as an Air B&B.
- 1.9 The Planning Statement summarises the planning context of the site and also reviews the consistency of the proposed development with planning policy at the national, regional and local levels through an examination of the relevant policy documents and planning guidance.
- 1.10 The development proposals are considered to be appropriate, given the specific and established characteristic of the site, together with the existing and emerging planning policy context. The main beneficial objectives of the development are:
 - The permission will regularise the existence of the use which my client has enjoyed for 1 year without any adverse effect on the neighbours.
 - The proposal recognises the local planning policy context which affects the site bringing back into use a vacant structure.
 - This use also has benefits for tourism.

2.0 DEVELOPMENT CONTEXT AND HISTORY

The Site and its Surroundings

- 2.1 The application site is located fairly centrally in the village of Copthorne. A site location plan is included with the application (see plan).
- 2.2 The main dwelling is occupied by the applicants. The application site is in a residential area. Photographs of the exterior of the building are included at **Figures 1 & 2.**

Figure 1: External view of annexe (front)



Figure 2: Internal view of annexe (from back)



Regulatory Context of Development

- 2.3 It is noted that, should the planning application be approved, the site would be subject to regulatory control under Town & Country Planning Legislation. Failure to comply with any condition or limitation subject to which planning permission has been granted could constitute a breach of planning control and could result in the commencement of enforcement action by MSDC.

3.0 PLANNING POLICY CONTEXT

- 3.1 A range of national, regional and local planning policies and guidance provides the overall context which has shaped the development proposals. These overall objectives include the promotion of economic development, promoting tourism, and the creation of appropriate new development in urban areas.
- 3.2 As the floor areas of the building will remain unaltered, the use could be regularised by means of this application, no adverse effects of the use of the building being noted over the past year, on the contrary, economic benefits have occurred in the local area.
- 3.3 There is no conceivable impact on the residential amenities of nearby properties as the present use has remained. Parking can be provided in the nearby garage.

4.0 CONCLUSIONS

- 4.1 To conclude, the planning proposals for regularisation of use at the application site are entirely appropriate for the locality, in accordance with both statutory and emerging planning policy documents. No building operations are proposed or have been carried out to make the building suitable for this use. These positive effects are wholly in accordance with the objectives of planning policies in respect of the area at national, regional and local levels.
- 4.2 The proposal would play a role in achieving a range of the Department for Communities and Local Governments' aspirations for the ongoing enhancement of the area.

SUSTAINABILITY REPORT

The building is about 30 years old therefore the thermal insulation meets the standards of that period. My client upgraded the annexe 3 years ago which combined with an energy efficient heating system, will assist in minimising the strain on natural resources.

Existing energy conservation measures include:-

- Condensing boilers (95% efficient);
- Fully programmable and zoned controls;
- UPVC windows;
- Optimal air gap between panes of glass inc. argon gas fill;
- Specialist heat reflective glass;
- Optimised solar heat gain by large glass area facing south-west;
- Low energy lighting;
- Fully insulated envelope.