

Planning Statement for Retrospective Application

45 Lashmere, Copthorne, RH10 3RR

Applicant: Keyur Shah

Address: 45 Lashmere, Copthorne, RH10 3RR

Date: 9th October 2025

1. Introduction

This planning statement has been prepared in support of a full planning application for retrospective permission for an existing self-contained bedsit studio, located in a converted garage attached to the main house at 45 Lashmere, Copthorne, RH10 3RR. The unit is currently being used as a bedsit with living facilities, and this application seeks approval for its ongoing use and retention.

The main house is being used as a residential family home, with the converted garage providing additional living accommodation as a self-contained bedsit studio.

2. Site Description

The property is located in a residential area of Copthorne, a village within the district of Mid Sussex. The site comprises a main family house at 45 Lashmere, with an attached garage that has been converted into a self-contained bedsit studio. The bedsit includes living facilities such as a kitchenette and bathroom.

The self-contained unit is located within the curtilage of the main residential property and is accessed from the existing driveway, which serves both the house and the studio unit. The surrounding area is predominantly residential, and the property does not adversely affect the character of the locality.

3. Description of the Development

The development in question consists of a self-contained bedsit studio that has been created through the conversion of an existing garage. This unit includes:

- A living space with kitchenette and bathroom facilities, allowing for full-time occupation.
- A private access point, which links to the existing driveway of the main house.

This conversion has provided additional living accommodation for the applicant and offers a self-contained unit that meets personal residential needs. The structure remains modest and does not result in a noticeable impact on the site or the local area.

4. Planning Policy Context

This application has been prepared in accordance with local planning policies, including the **Mid Sussex District Plan 2014-2031** and the **Copthorne Neighbourhood Plan** (if applicable). Relevant policies that apply to this application include:

- **Policy DP26 (Self-Build and Custom Housebuilding):** This policy supports small-scale self-contained dwellings.
- **Policy DP32 (Residential Development in the Countryside):** This policy allows for certain types of residential development in the countryside, where the development does not harm the character of the landscape or surrounding area.
- **Policy DP34 (Design Quality):** The design of the unit adheres to the principles of good design and does not detract from the visual amenity of the area.

The retrospective application complies with these policies, as the development remains appropriate for its location and does not detract from the character or amenity of the surrounding area.

5. Need for the Development

The self-contained bedsit studio in the converted garage serves as a living space for the applicant. This unit allows the applicant to have independent living accommodation while still being part of the main family house.

The conversion has met the applicant's need for additional living space, providing both privacy and functionality. The continued use of this space is integral to the applicant's residential needs, and retrospective permission is sought to regularise its use.

6. Impact on the Surrounding Area

The self-contained unit has been in use for a number of years without any reported issues or complaints from neighbouring properties. The conversion of the garage into a self-contained bedsit does not have a significant visual or functional impact on the surrounding area. The unit blends well within the context of the existing family home and is not intrusive in terms of scale, design, or use.

The surrounding area is residential, and the unit does not create any undue noise, traffic, or other disturbances that could affect the neighbouring properties or the character of the area.

7. Access and Parking

The self-contained unit is accessed via the existing driveway that serves the main house. There is adequate parking provision for both the main house and the bedsit unit, ensuring that there is no additional pressure on local parking. The driveway is sufficient for the applicant's vehicle and any occasional visitors, and there are no issues with parking congestion or traffic generation in the surrounding area.

8. Conclusion

This planning statement demonstrates that the retrospective application for the self-contained bedsit studio, created through the conversion of an existing garage at 45 Lashmere, Copthorne, RH10 3RR, complies with relevant planning policies and does not cause harm to the character or amenity of the area. The unit serves a functional purpose, offering a self-contained living accommodation for the applicant.

We respectfully request that the Local Planning Authority grant retrospective permission for the continued use and retention of the self-contained unit, as proposed.