

6 Chapel Lane Retrospective Planning Supporting Statement

1. Introduction

This statement has been prepared in support of a full planning application relating to works at 6 Chapel Lane, Ashurst Wood. The application seeks to regularise the development that has been undertaken in connection with previously approved planning permission DM/25/0865, alongside any associated proposed works.

The original permission granted consent for a two-storey side and rear extension. The development as constructed follows the approved footprint, scale, and overall form of that permission.

2. Background and Extent of Works

During the course of construction, it became apparent that the existing property was founded on shallow foundations (approximately 20-30cm deep*), which are significantly below current Building Regulations standards. As a result, it was not structurally feasible or safe to retain large sections of the existing external walls while implementing the approved scheme.

On professional advice from the appointed architect, structural engineer**, and contractor, sections of the existing structure were therefore dismantled and rebuilt to allow for the installation of adequate foundations and to ensure the long-term safety and stability of the building.

Importantly, only a limited portion of the original structure (as illustrated on submitted drawings) was found to have adequate foundations and could be retained. The remainder required reconstruction solely due to these structural constraints, rather than any intention to depart from the approved development.

3. Design and Scale

The development as built maintains the same footprint, scale, height, and overall design approach as approved under permission DM/25/0865. There has been no material increase in the size or massing of the building.

The proposal therefore reflects the originally accepted impact in terms of:

- Visual appearance
- Relationship with neighbouring properties
- Scale and bulk

4. Planning Considerations

While the extent of reconstruction differs from the originally approved drawings, this has arisen solely due to unforeseen structural constraints associated with inadequate existing foundations.

The key planning considerations—namely scale, design, and impact on neighbouring amenity—remain consistent with those already assessed and approved under the previous permission.

The proposal therefore does not result in any greater impact than that which has already been deemed acceptable by the Local Planning Authority.

5. Outbuilding

The proposed outbuilding, previously approved under planning permission DM/25/0865, is incorporated into this application. Changes include a flat roof, instead of pitched roof to allow for additional solar panels, reducing the overall height from 4.2m to 3.6m, and moving the outbuilding further away from the boundary than the previously agreed 1m and 1.5m, to 2m.

There are no other changes, the proposed materials are as agreed; black hardiplank cladding, black windows and doors, sitting on a red brick plinth. The building is intended for use as a private home gym incidental to the enjoyment of the main dwellinghouse. No kitchen or sleeping facilities are proposed, and the structure will remain ancillary at all times.

The outbuilding is modest in scale and positioned within the residential curtilage in a manner that does not give rise to overlooking, loss of privacy, or overbearing impact on neighbouring properties. Its design and materials are in keeping with the host dwelling and surrounding area. Given that the principle of development has already been established through the previous planning approval, and that there are no material changes or additional impacts arising, it is respectfully submitted that the outbuilding remains acceptable in planning terms and should be approved as part of this application.

6. Conclusion

This application seeks to regularise development that has been carried out in good faith in accordance with the spirit and intent of the original planning permission.

The changes to the extent of retained structure were necessary to ensure compliance with Building Regulations and to deliver a safe and structurally sound building.

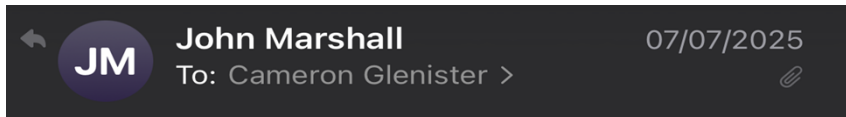
Given that:

- The scale and design remain as previously approved
- There is no increased impact on neighbouring amenity

It is respectfully requested that planning permission be granted.



*20-30cm existing foundations that were unsuitable as per the Structural Engineers email below.



Hi Cameron

Yes we will need deeper foundations unless it's actually on the bedrock it needs to be min 600mm down and 600 mm wide.

Do you know when Steve will have his updated drawings ready?

Kinds regards

John Marshall CEng MStructE
Director



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****Confirmation from the Structural Engineer that deeper foundations were required for Building Control and Modern Day Regulations.**