

Franki McGuigan
Fen Place Farm
East Street
Turners Hill
West Sussex
RH10 4QA

To: Mid Sussex Planning Council

29 January 2026

Planning Statement

Request for Lawful Development Certificate

Site and Context

The application site is a residential property within the Mid Sussex district. The proposal relates to an existing single-storey outbuilding located within the residential curtilage of the property and set more than 2 metres from all site boundaries.

The outbuilding has historically been used as a personal, non-commercial hobby workshop incidental to the residential use of the dwelling.

The Proposal

The proposal seeks a Lawful Development Certificate for the replacement and upgrading of the existing outbuilding.

The works include:

- Removal of the existing leaking corrugated iron roof
- Replacement with an insulated tin roof
- Replacement of the existing uneven and inadequate steel framework with a new steel structure to provide a level and strengthened frame
- Retention of existing wall materials, with repainting only for a clean and tidy finish
- A modest increase in footprint from approximately 14.5 m × 9 m to 15.5 m × 10 m
- An overall height increase of approximately 300 mm due to construction requirements, with the same roof pitch retained

The existing concrete floor slab will remain and will be extended slightly to accommodate the enlarged footprint.

No new doors or windows are proposed.

Use

The building will continue to be used solely as a personal, non-commercial hobby workshop incidental to the residential use of the property.

There will be:

- No commercial use
- No customer access
- No employees
- No change of use

Design, Scale, and Appearance

The proposal represents a like-for-like replacement and modest enlargement of an existing outbuilding.

The building will remain single storey and of a scale and appearance appropriate to its setting. The roof colour will be light green to match other roofs on the property. External wall materials will remain unchanged.

The proposal will not result in any adverse visual impact.

Services, Drainage, and Ground Levels

No heating, plumbing, or additional services are proposed.

Roof water will drain directly to the ground, with no changes to existing drainage arrangements. No new hardstanding is proposed and there will be no changes to surrounding ground levels.

Planning Considerations and Conclusion

The proposed development constitutes permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015.

The building remains within the residential curtilage, is incidental to the use of the dwelling, complies with relevant height and siting limitations, and does not result in any material change in use.

The proposal is therefore lawful and it is respectfully requested that a Lawful Development Certificate be granted.

Regards,

Franki McGuigan