

## **Planning Statement**

### **5 Orchard Close, Scaynes Hill**

#### **1. Site Description**

The application site comprises an existing single residential dwelling located at 5 Orchard Close, Scaynes Hill, within an established residential area. The property is currently used as a private dwellinghouse and is served by existing access, parking, and drainage infrastructure.

#### **2. Proposed Development**

The proposal seeks planning permission for a **change of use only**, with no external or internal operational development. No extensions, alterations, demolition, or groundworks are proposed. The building will continue to function as a residential property.

#### **3. Planning Considerations**

The proposed use remains residential in nature and is compatible with the surrounding character of the area. As there are no physical works, there will be no impact on the appearance of the building, neighbouring amenity, highways, parking provision, drainage, flood risk, or biodiversity.

The proposal makes use of existing infrastructure and services and does not result in increased flood risk or environmental harm. Waste storage and collection arrangements will utilise existing domestic provision.

#### **4. Biodiversity Net Gain**

The proposal is exempt from Biodiversity Net Gain requirements as it involves a change of use only, with no land disturbance, habitat loss, or vegetation removal, and therefore falls within the de minimis exemption.

#### **5. Conclusion**

The proposed development represents a sustainable and appropriate use of an existing residential property and accords with national and local planning policy. Approval is respectfully requested.