

24.03.26.

Statement for Lawful development certificate.
Wayside, London Road, Hassocks, BN6 9NT.

This statement has been prepared for the application for a Lawful development certificate to be granted at the above address for the conversion of the existing residential garage into a studio/ space which is incidental to the existing house.

The proposed development has not been carried out so this application is not retrospective.

It is understood that the proposal meets the specific permitted development rights due to the following.

- There is no increase in height or volume.
- The overall appearance will remain as the existing brick.
- The proposed additional windows and door are UPVC as per the existing house.
- The garage door will be replaced with composite cladding (white) of similar appearance.
- The existing entrance door and window on garage will be replaced with a UPVC window and composite cladding. This elevation can only be seen from the side passage/garden of the existing house.

The existing driveway is very large and can accommodate more than the required amount of cars (2) with adequate onsite turning for front access back onto the London Road.

The existing garage is used as family storage and will remain partly so.

The overall appearance of the garage will remain a brick wall built garage, with pitched and sloping flat roof.

Proposed materials are modest and in keeping with the existing material finishes of the garage and house.

Existing photos as below. Please also refer to drawings submitted in this application.

*Existing house East
Elevation with garage to
left side.*



*North elevation of existing
garage.*



*East elevation of existing
garage*



*Street view of house and garage from London
Road.*