

LAWFUL DEVELOPMENT STATEMENT

2 WATERMEAD, BALCOMBE WEST SUSSEX, RH17 6EY

To be read in conjunction with existing and proposed drawings:

- *BA210-00 Existing Floor and Roof Plans*
- *BA210-01 Existing Elevations*
- *BA210-10 Proposed Floor and Roof Plans*
- *BA210-11 Proposed Elevations*

1 INTRODUCTION

The application for a Lawful Development Application for a proposed garage conversion to home office space.

2 BALCOMBE CONSERVATION AREA:

2 Watermead is located within the Balcombe Conservation Area. This part of Balcombe was designated as a Conservation Area in 1984.

The following features, in particular, contribute to the character of the Conservation Area:

- the attractive stone walling within the area;
- the large detached houses, set predominantly in spacious gardens, and the extensive grass verges bordering wide roads which contribute to the overall open character of the residential area of Stockcroft Road, Deanland Road and Oldlands Avenue;
- the number of hedgerows and fine trees, both deciduous and evergreen, in the area;
- the use of natural and traditional building materials including clay roofing tiles and local stock brick;
- the ornamental barge-boarding on some of the properties in London Road; and
- the attractive views of rolling countryside.

3 PROPERTY DETAILS:

2 Watermead was built in 2019. The property is within a gated development comprises of 5 houses. No.2 is a 4 bedroom detached house. There is sufficient space for 3 parking spaces on the driveway.

4 PREVIOUS PLANNING APPLICATIONS FOR THE PROPERTY

No previously planning permissions or alterations on the property.

5 PROPOSED WORKS

The proposed works include a garage conversion into home office space for the owner.

The proposed garage conversion will not extend the property in any way, and will serve to make use of the existing space.

A new window is proposed within the existing garage door opening, with brickwork below and to the side to match existing.

The new window is proposed to match the existing windows in material, style, colour and scale.

The existing driveway will not be altered in any way. The driveway is large enough for three cars to be parked there at any one time.

The existing garage space is not sufficient to park a car in, and therefore there will be no change to the off-street car parking capacity for the property.

6 CONCLUSION:

We believe that the proposed works fall within the property permitted development rights and ask that a Certificate of Lawfulness is issued.