

Planning Statement for Lawful Development: Proposed Alteration and Extension of Existing Garage to Outbuilding

Site Address: 116 New England Road

Applicant: Nico Milillo

Date: 31/12/24

1. Introduction

This Planning Statement accompanies the application for a lawful development certificate to alter and extend the existing garage located at 116 New England Road. The proposal involves the replacement of the existing garage with a new outbuilding to be used for storage and as a home office. The development complies with relevant permitted development regulations and is designed to be a minor alteration to an existing structure, with no adverse impact on the surrounding area.

2. Description of Existing Structure

The existing garage is an outdated structure that has been in place for over 50 years. However, it is currently in a poor condition, suffering from issues of structural instability and weather-related damage, which includes leaking and the presence of asbestos materials. The garage is not suitable for ongoing use, and its poor state of repair presents a potential safety hazard.

3. Proposed Development

The proposed development involves the demolition of the existing garage and the construction of a new outbuilding with the following key characteristics:

- **Size:** The outbuilding will have external dimensions of 8 metres by 3 metres.
- **Height:** The structure will have a flat roof with a maximum height of 2.5 metres at its highest point, which complies with the height restrictions set out in the relevant permitted development regulations.
- **Use:** The building will be used for storage and as a home office.

The design has been carefully considered to ensure that it remains within the scope of permitted development, with no significant impact on the local environment or the surrounding area.

4. Compliance with Permitted Development Regulations

The proposed outbuilding complies with the key permitted development criteria, including:

- **Height Restriction:** The outbuilding will be constructed with a flat roof, ensuring that its maximum height does not exceed 2.5 metres, in compliance with the permitted development height limit for outbuildings.
- **Size of the Outbuilding:** The new structure will occupy less than 50% of the total area of the curtilage of the dwelling, maintaining compliance with the permitted development size restriction for outbuildings.
- **No New Access or Alterations to the Street:** There will be no new street access, and

no new hardstanding will be introduced. The site will continue to use the existing access arrangements.

- **No Changes to Enclosures:** The boundaries of the property, including fences and walls, will remain as they are, and no alterations are proposed to the existing enclosures around the site.
- **Rainwater Drainage:** The rainwater drainage system will be designed to discharge into the existing soak-away, maintaining the site's current surface water drainage arrangements.

5. Justification for Development

The new outbuilding is intended to replace the existing garage, which is no longer safe or usable. The existing structure is leaking, unstable, and contains asbestos, presenting both a health and safety risk. By replacing the garage with a new outbuilding, it will maintain a safe and functional space for storage and office use.

The proposal also ensures that the outbuilding will be built to modern standards, enhancing the overall quality of the property without exceeding the limits set by the planning regulations. The building's modest scale and height ensure that it will have no detrimental effect on the appearance of the surrounding area or the amenity of neighbours.

6. Conclusion

The proposed outbuilding is in full compliance with the requirements of permitted development and is designed to replace an existing structure that is no longer fit for purpose. With no new street access, no changes to the existing boundaries, and no significant environmental impact, the proposal represents a reasonable and lawful development under current planning regulations. We respectfully request that this application be granted a Lawful Development Certificate.

Nico Milillo, 116 New England Road, RH16 3LF
31/12/24