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Planning statement

LDC for garage conversion at 71 Station Road, Burgess Hill, West Sussex.

Overview

This Planning Statement has been prepared, in support of the accompanying Lawful Development Certificate application. The accompanying planning application seeks an LDC for conversion of an existing garage into a habitable space.

The planning benefits of the proposed development include:

- The proposal intends to utilise the permitted development rights.
- The proposal recognises the local planning policy context which affects the site.
- The proposal will create additional an additional family room for the enjoyment of the occupants of the dwelling.

The Planning Statement concludes that the lawful development certificate should be granted on the basis the proposal is in line with the permitted development rights for outbuildings.

The proposals

The proposed family room will provide additional space for enjoyment of the occupier of 71 Station Road, Burgess Hill.

The only exterior changes will be the infill of the existing garage door opening with matching brickwork cavity wall construction. A UPVC window is proposed in the same style and format as the existing.

The Applications' Form and Aims

The intent of the application is to obtain a certificate of lawfulness for compliance with the permitted development rights for conversion of attached outbuildings.

Planning Policy Context

The property is not in a conservation area nor in the grounds of a listed building. The site is not located within a national park. The site lies within the built-up curtilage of Burgess Hill. As the application is a lawful development certificate in relation to the Permitted Development requirements, specific planning policies have not been referenced as they are not directly applicable.

Conclusions

To conclude, the proposals are compliant with the permitted development requirements for conversion of attached outbuildings.