



Planning Statement
23 Bluebell Close, RH19 1RS

Garage conversion

The application site consists of a detached property situated on 23 Bluebell Close, RH19 1RS

The surrounding area is predominantly residential with neighbouring properties following the same architectural character. The application site is not listed and is not within a conservation area.

The proposal

The applicant seeks Lawful Development permission for a garage conversion.

The proposed would facilitate a play room at ground level.

The proposal would not have a significant impact in terms of privacy and overlooking of adjoining properties above and beyond that which is already experienced from windows at the level below. In addition, there would be no undue impact on the amenity of adjoining properties in terms of impact on daylight/ sunlight or outlook. Materials used for the proposed scheme will be in keeping with existing.

Access

There will be no alteration to access to the property nor will any existing vehicle or cycle parking spaces be removed.

Flood Risk

The site is not within a flood risk zone.

Should you require any further information, please don't hesitate to get in contact.