

PLANNING STATEMENT

Householder application

Development site:

50 Chaplefields, Cuckfield, RN17 5JR

Description of Development:

Conversion of existing garage to habitable space, with some internal reconfiguration at ground floor and new bi-fold doors to rear. Erection of boundary fence to north front of site.

The following drawings are submitted with this application:

CHA-011	Topographical Survey (existing site plan)	1:100	A3
CHA-012	Existing ground and first floor plans	1:50	A3
CHA-013	Existing roof plan. Existing cross section.	1:50	A3
CHA-014	Existing front and rear elevations	1:50	A3
CHA-015	Existing side elevation. Photograph of house.	1:50	A3
CHA-021	Proposed site plan	1:100	A3
CHA-022	Proposed ground and first floor plans	1:50	A3
CHA-023	Proposed roof Plan. Proposed cross section	1:50	A3
CHA-024	Proposed front and rear elevations	1:50	A3
CHA-024	Proposed side elevation.	1:50	A3

Description of proposal

The intention of the proposal is to enhance the use and improve the layout of the house by converting the garage into habitable space, opening up the space to the living area to provide a more generous open plan living/ dining/ kitchen room with a new generous wide bi-fold door opening to the garden behind.

The old kitchen will be stripped out and converted for use as a study/ home office to suit current flexible working trends.

The garage is smaller than current standards and is limited in its use. Parking will be on the hardstanding to the front of the old garage, so no parking space is lost in this proposal. There are no added bedrooms proposed so the occupancy of the house is not affected with no pressure for additional car parking spaces.

A 1.5m high close boarded fence is proposed on the north front boundary to provide some privacy to the front garden and drive from the public lane to the north of the property. There is precedent with adjoining houses having fences to this lane.

Sustainability

The garage will be upgraded to meet current building regulations for habitable spaces with internal insulation upgrade to the external walls, and to the ground floor slab.

Neighbours amenity

The proposal does not impact on neighbouring properties. There are no changes to the building envelope, and no changes proposed above ground floor. The new bi-fold door to the ground floor rear replaces existing glazed double doors and a single door. The rear garden is enclosed in a 1.8m high fence, which remains. There are no overlooking issues.

Highways

There is no change to vehicle access to the site. Refuse collection and bin storage is unaffected.

Conclusion

The application is for small changes to the current house with no changes to the building envelope and with no impact on adjoining properties. Changes are for the benefit of the house occupants.