

Supporting Statement

Application for a Lawful Development Certificate for an Existing Use.

Garage Conversion

February 2026

Site Address:
45 Craigweil Lane
Aldwick
Bognor Regis
West Sussex
PO21 4AN

For & on behalf of:
Pauline Lancum
45 Craigweil Lane
Aldwick
Bognor Regis
West Sussex
PO21 4AN

Ref: PL01/PSS/26

1. Lawful Development Certificate – Existing Use: The work completed to convert a garage.

- 1.1 The application seeks confirmation that the existing conversion of part of the integral garage to habitable accommodation is lawful under permitted development rights.
- 1.2 The garage forms part of the original dwelling house and lies within its established cartilage and it has historically been used for purposes incidental to the enjoyment of the dwelling house and does not constitute a separate planning unit.
- 1.3 The work carried out to convert the garage to form a utility room has been limited to internal alterations together with minor external modifications as set out in the Design and Access Statement
- 1.4 The development does not involve any enlargement of the dwelling house beyond its existing envelope and has not resulted in the creation of a separate unit of accommodation.
- 1.5 The converted space remains ancillary to the primary residential use of the property within Use Class C3.
- 1.6 The existing use (conversion of the rear section of the integral garage) therefore constitutes development permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), being an improvement or alteration of a dwelling house.
- 1.7 The property is not subject to any known planning condition, Article 4 Direction, or other restriction removing permitted development rights.
- 1.8 Accordingly, the proposed development is lawful and planning permission is not required.