Planning statement.

Proposal- The conversion of an existing detached garage into a habitable room.

Site address- 3 the Pines, Angmering, BN16 6NG.

Applicant- Mr and Mrs Matthews

Date- the 20, 11, 2026

Introduction.

This planning supporting statement has been prepared to accompany a householder planning application for the conversion of the existing detached garage at 3 the Pines into a gaming room.

The existing garage is situated to the front left side of the main dwelling and is constructed of brick and a tiled roof. Access to the property is currently gained via a driveway with off street parking available on the front drive for three to four vehicles.

Proposed development.

The proposal seeks planning permission to convert the internal floor area of half the garage into a habitable space.

The conversion is contained entirely within the existing building envelope with no increase to the overall footprint height or volume of the property.

The existing up and over garage door on the front elevation will remain the same.

The floor will be raised and insulated to meet current building regulations alongside thermal upgrades to the walls and roof.

Neighbouring amenity.

Because there is no extension to the building or footprint or height the proposal will cause no loss of light, over shadowing or overbearing impact on the neighbouring properties.

Highways and parking

While the internal garage space will no longer be available for two vehicles the existing driveway remains for off street parking for three to four vehicles.

Conclusion

The proposed garage conversion represents a modest well designed alteration that makes efficient use of an existing structure without harming the character of the area neighbouring amenity or local parking conditions.

We respectfully request that the council grants the certificate for this development.

Thanks

Regards

Mr & Mrs Matthews