

Planning Statement

Application for a Lawful Development Certificate

Garage Conversion

Site Address: Fairlawn, Station Road, Angmering, BN16 4HN

This statement is submitted in support of an application for a Lawful Development Certificate for the conversion of an existing garage into habitable room at the above property.

The proposal relates solely to internal alterations to facilitate the conversion of the existing garage space into a habitable room ancillary to the main dwellinghouse. The external appearance of the property remains substantially unchanged, with only UPVC replacements to existing windows and side access door (no changes to main garage door).

The application is made under Section 192 of the Town and Country Planning Act 1990 (as amended) on the basis that the proposed works constitute permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal does not involve:

- An enlargement of the dwellinghouse;
- An increase in the building footprint;
- Any alteration to the roof;
- The creation of a separate dwelling

The converted accommodation will remain incidental to the enjoyment of the existing single-family dwellinghouse and will not operate independently from the main residence.

The proposed development complies with the relevant limitations and conditions of permitted development legislation. The property is not understood to be subject to any planning conditions or Article 4 Directions removing permitted development rights relating to garage conversions.

Accordingly, it is respectfully requested that the Local Planning Authority issue a Lawful Development Certificate confirming that the proposed development is lawful and does not require express planning permission.