

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development**REF NO:** EG/57/12/CLP**LOCATION:** 34 Downview Road
Barnham**PROPOSAL:** Application for a Lawful Development Certificate for a proposed conversion of garage to bedroom**SITE AND SURROUNDINGS**

Legislative Background	Section 192(2) of the Town and Country Planning Act states:- If, on an application under this section, the local planning authority is provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.
Site and Surrounding	The site is a detached bungalow with a hipped, pitch roof located in a residential cul-de-sac within the built-up area boundary. The bungalow has a single storey front integral garage constructed from brick with a hipped, tiled roof and metal door on the front elevation. The front integral garage is sited towards the southwest corner of the plot and is visible from the street frontage.
Description of Application	Certificate of Proposed Lawfulness for conversion of garage to living accommodation.

COMMENTS ON PLANNING HISTORY

SUMMARY OF REPS RECEIVED	N/A
OFFICER'S COMMENTS ON REPS	N/A
SUMMARY OF CONSULTATION RE	N/A

RELEVANT SITE HISTORY

EG/32/03/	Proposed conversion of roofspace for master en-suite bedroom	Approve Conditionally 19-06-2003
EG/88/06/	Garage and porch extensions, alterations to rear windows in approved loft conversion.	Approve Conditionally 17-11-2006
EG/33/60	Bungalow and garage	Approve 21-12-1960

N/A

REPRESENTATIONS

Representations received:

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

Comments on Consultation responses:

RECOMMENDATION

PLANNING PERMISSION NOT REQUIRED