

Planning Statement

Proposal: Removal of existing garage door and associated frame/trimmings, replacement with matching brickwork and a window.

1. Proposal

The proposal is to remove the existing garage door and all associated frame and trimmings. The existing opening will then be infilled with brickwork and a window installed. The new brickwork, window and external finishes will be designed to match the existing dwelling in appearance and materials.

2. Use of the Property

The property is an existing residential dwelling and will remain in residential use (Use Class C3 – Dwellinghouses). The proposed works do not involve a change of use, the creation of a separate dwelling, or any subdivision of the property.

3. Scale and External Alterations

The works are confined to the existing building and existing garage-door opening. There will be no extension or increase in the footprint or volume of the existing building. The proposal therefore represents an alteration to the existing dwelling rather than an enlargement of the property.

4. Planning Considerations

The proposal involves alterations to the existing dwelling only. The affected area will remain part of the dwelling and there will be no material change of use. The external appearance will be finished using matching materials so that the altered elevation remains compatible with the existing house.

5. Conclusion

The proposal consists solely of alterations to the existing dwelling, with no increase in footprint or volume and no change of use. The area will remain within Use Class C3. The proposed works are therefore considered lawful as proposed development.