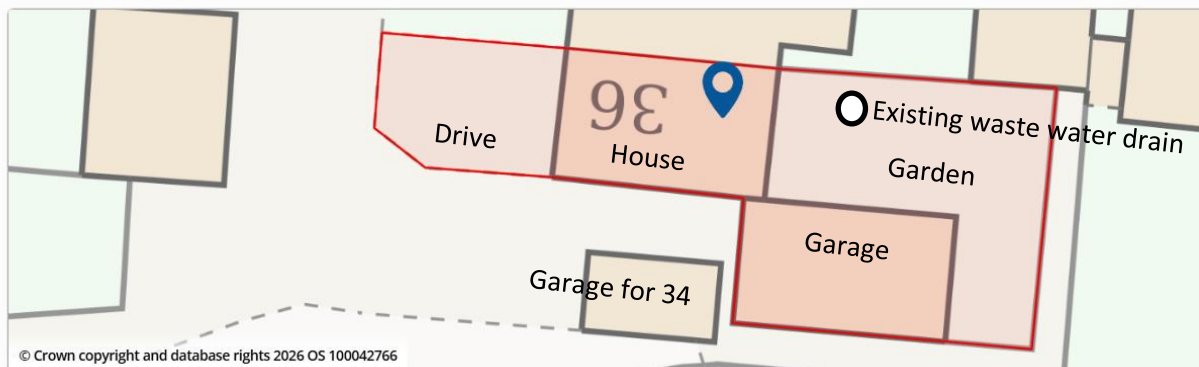


36 Sheep Fold Avenue Garage – Lawful development certificate application

Applicants – Elliot and Michelle Leopold – Owners of:

36 Sheep Fold Avenue
Rustington
Littlehampton
BN16 3SQ

Create site boundary and location plan



The application seeks confirmation that the proposed internal works to an existing domestic garage, and its use in connection with a small-scale home-based mobile food business operated by the occupants, do not constitute development requiring planning permission.

The Site

The application property is a single residential dwelling purchased by the applicants in November 2025.

Within the rear garden of the property is an existing garage which has been in situ for in excess of 20 years. The garage has historically been used for vehicle parking and general domestic storage. It currently benefits from power and lighting and is being used for storage purposes.

The garage lies wholly within the residential curtilage of the dwelling.

Proposed Works

The proposed works are limited to internal alterations and installation of services, specifically:

- Installation of plumbing to provide water supply and a toilet.
- Installation of gas supply.
- Installation of waste water pipework within the applicants' rear garden, connecting to the existing foul drainage system serving the property.
- Internal fitting out to provide:
 - Storage space for business equipment,
 - A small office area,
 - A modest kitchen/preparation area.

No external alterations are proposed. There will be:

- No extensions,
- No enlargement,
- No change to the footprint,
- No change to the height,
- No alteration to the external appearance of the building.

All works will take place entirely within the property boundary.

Proposed Use

The garage will be used in connection with the applicants' small mobile food business.

Key characteristics of the business:

- The business operates from a mobile food truck at off-site event locations.
- The garage will be used solely for storage, preparation and administrative purposes.
- There will be no customer visits to the property.
- No additional staff will be employed.
- No signage will be displayed.
- No additional deliveries beyond typical domestic deliveries are anticipated.
- No increase in vehicle movements will occur beyond the existing residential use.

The applicants both reside at the property, and the dwelling will remain their primary and sole residence.

Lawfulness of the Proposed Use

No Operational Development

The proposed works are internal in nature and do not materially affect the external appearance of the building. As such, they do not constitute operational development requiring planning permission.

The installation of services within an existing structure, without external alteration, is not development requiring permission.

No Material Change of Use

The primary use of the property will remain as a single dwellinghouse (Use Class C3).

The proposed business activity is:

- Small-scale,
- Operated solely by the occupants,
- Ancillary and incidental to the residential use,
- Without staff, customers, or visiting members of the public,
- Without increased traffic or disturbance.

There will be no change in the character of the property from residential to mixed or commercial. The scale and nature of the activity is comparable to home working, which does not normally amount to a material change of use where:

- The residential use remains primary,
- The activity does not generate significant additional traffic,
- There is no adverse impact on neighbouring amenity,
- There is no alteration to the residential character of the property.

The garage remains within the residential curtilage and will continue to serve a function ancillary to the enjoyment of the dwellinghouse.

No Creation of a Separate Planning Unit

The proposal does not create:

- A separate dwelling,
- A separate planning unit,
- An independent commercial premises.

The garage will remain functionally and physically linked to the main dwelling and will not operate independently.

Impact on Residential Amenity

The proposal will not result in:

- Increased noise levels,
- Increased comings and goings,
- Additional parking demand,
- Noticeable odours beyond those typical of a domestic kitchen.

Given that food preparation already occurs within the mobile food vehicle while parked at the property, the proposal does not materially intensify the use of the site.

There will therefore be no adverse impact on neighbouring residential amenity.

Conclusion

The proposed development comprises internal works to an existing garage and its ancillary use in connection with a small-scale home-based business operated solely by the occupants of the dwelling.

The proposal:

- Involves no external alterations,
- Results in no intensification of use,
- Does not alter the residential character of the property,
- Does not create a separate planning unit,
- Does not constitute a material change of use.

Accordingly, it is considered that the proposal does not amount to development requiring planning permission.