

PLANNING STATEMENT

25.01.2024

The Proposal

1. This application seeks planning permission to convert the existing integral garage into a home office and insert a window in place of the existing garage door.
2. Barlestone Drive forms part of a large residential estate.
3. Detailed drawings submitted:
 - 100 EXISTING SITE AND LOCATION PLANS
 - 101 EXISTING FLOOR PLANS
 - 102 EXISTING ELEVATIONS
 - 103 PROPOSED FLOOR PLANS
 - 104 PROPOSED ELEVATIONS
4. The proposals fall within permitted development rights hence the application for a certificate of lawful development.
5. The Property was extended following planning approval, permitted on Fri 31 May 1991 under reference 91/OO464/4.
6. There are still 2 offroad car parking spaces available following the development.
7. Pedestrian access to the rear of the property is maintained to the side of the house.
8. The proposed brick infill and window to the front elevation are in keeping with the massing and design of the existing dwelling and seek to match existing materials.