PLANNING STATEMENT

GIDEON SEGLAH DESIGNS

Application Type:	Lawful Development Certificate for a Proposed Development
Proposed Works:	Conversion of integral garage to additional domestic living space (Home Study) and fenestration alterations
Site Address:	49 Arnold Road, Stoke Golding, CV13 6JG
Local Authority:	Hinckley & Bosworth Borough Council

1. INTRODUCTION & BACKGROUND

1.1 This Planning Statement has been prepared by Gideon Seglah Designs in support of an application for a Certificate of Lawful Development (Proposed) submitted to Hinckley & Bosworth Borough Council.

1.2 The application relates to the conversion of an existing integral single garage into a domestic home study, ancillary to the main residential use of the dwellinghouse.

1.3 The external alterations are strictly limited to the removal of the existing up-and-over garage door, to be replaced with matching facing brickwork infill below a new double-glazed window.

2. THE SITE AND SURROUNDINGS

2.1 The application site comprises a single-family residential dwellinghouse (Use Class C3) located within the administrative area of Hinckley & Bosworth Borough Council.

2.2 The property features an integral garage on the ground floor, alongside private off-street driveway parking to the front of the property.

2.3 The dwelling is a standard C3 residential property and is not a flat or maisonette.

3. ASSESSMENT OF PERMITTED DEVELOPMENT RIGHTS

3.1 The proposal has been assessed against **Schedule 2, Part 1, Class A** of the *Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)* (Development within the curtilage of a dwellinghouse).

3.2 Under **Class A**, the enlarged, improved, or altered section of the dwellinghouse is permitted subject to specific development criteria:

- **Footprint and Scale:** All proposed works are entirely internal to the existing structural envelope of the dwellinghouse. The scheme does not enlarge the overall footprint, height, or cubic content of the property.
- **Materials:** Materials used in any exterior construction (including the brickwork infill beneath the replacement window) will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- **Use Class:** The room will function purely as an ancillary domestic space (home study) to the main house, maintaining the property's sole use as a single C3 dwellinghouse.

3.3 The proposal does not involve any structural extension outward beyond the front elevation or side boundaries.

4. CAR PARKING & AMENITY

4.1 The conversion will not result in any unacceptable loss of off-street parking. Sufficient off-street driveway space remains within the front curtilage of the site to serve the dwelling in accordance with local guidance.

4.2 As all works are at ground level within the existing building envelope, the proposal will cause no adverse loss of light, privacy, or outlook to any neighbouring properties.

5. SUMMARY AND CONCLUSION

5.1 The proposed garage conversion to a home study and replacing the garage door with a window complies with all statutory requirements of Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015.

5.2 It is respectfully requested that Hinckley & Bosworth Borough Council issue a Certificate of Lawful Development for the proposed works.

ACCOMPANYING APPLICATION DOCUMENTS

Document Title / Drawing No.	Description
Site Location Plan	1:1250 Scale map with boundary outlined in red (Planning Portal)
Drawing No. PL01	Existing Floor Plans
Drawing No. PL02	Existing Elevations
Drawing No. PL03	Existing Section
Drawing No. PL04	Proposed Floor Plans
Drawing No. PL05	Proposed Elevations
Drawing No. PL06	Proposed Details & Specifications