

Planning Statement:

The application seeks a Certificate of Lawful Development for the proposed alteration of an existing garage, involving the replacement of the garage door with a window and the conversion of the internal space into a playroom. The property is an established lawful dwellinghouse (Use Class C3), and the garage forms part of its residential curtilage. The proposed works are minor in nature and consist of a small-scale external alteration alongside internal changes. The internal conversion of the garage to a playroom is incidental to the enjoyment of the dwellinghouse and does not represent a material change of use. No separate unit of accommodation is created, and the use of the property remains within Class C3.

The proposal complies with all relevant limitations and conditions of permitted development rights, and there are no planning restrictions or Article 4 Directions affecting the property that would remove these rights. Accordingly, the proposed development is lawful, and it is respectfully requested that a Certificate of Lawful Development be granted.