Planning Statement: Change of Use from Garage to Bedroom

Applicant: Mrs Hayley Poulton

Property Address: 8 Thistle Way, Southwater, RH13 9GX

Introduction:

The purpose of this planning statement is to support the application for the change of use from a single attached garage to a ground floor bedroom at the above named property. The property is a 4-bedroom link detached home. This proposal aims to optimize the use of existing space within the property, enhancing its functionality and meeting the needs of the occupants.

Local and National Planning Policies:

1. **Local Plan Policy 2023-2040 Regulation 19:**

   - The proposed change of use aligns with Local Plan Policy which encourages the efficient use of existing residential space within the designated area.

   - This policy supports proposals that contribute to the enhancement and adaptation of residential properties to meet the changing needs of households, ensuring sustainable development within the community. Particularly as Horsham district faces an aging population and the development of an accessible ground floor bedroom will provide for the changing nature of the occupants both now and in years to come.

2. **National Planning Policy Framework (NPPF) 2022:**

   - The NPPF emphasizes the importance of making effective use of existing buildings and land, promoting sustainable development.

   - The NPPF states the need to support the delivery of housing that reflects the needs of communities, including the provision of adequate and adaptable housing.

Rationale for Change of Use:

1. **Enhanced Livability:**

   - The conversion of the garage to a ground floor bedroom will significantly improve the livability of the property.

   - This will provide additional space for the occupants, offering flexibility for multi-generational living arrangements or accommodating guests with ease.

2. **Accessibility and Inclusivity:**

   - Creating a ground floor bedroom enhances accessibility, catering to individuals with mobility challenges or disabilities.

   - This aligns with the principles of inclusive design, ensuring the property is adaptable to the diverse needs of its occupants over time.

3. **No Impact on Parking and Amenities:**

- It is important to note that the proposed change of use will not impact parking provisions or amenities within the property or the surrounding area.

- All parking requirements will continue to be met as per the original design of the property.

Architectural Considerations:

1. **Design Harmony:**

   - The architectural design of the conversion will be sympathetic to the existing property, ensuring it blends seamlessly with the overall aesthetic.

   - Materials and finishes will be chosen to complement the existing structure, maintaining the visual integrity of the home.

2. **Building Regulations Compliance:**

   - The conversion will comply with all relevant building regulations, ensuring structural integrity, fire safety, and energy efficiency.

   - An inspection was carried out in 2023 by the previous owners of the property and communication with the building regulations team with the new occupants has already commenced ensuring that the proposal adheres to building regulations as above.

Conclusion:

In conclusion, the proposed change of use from a single attached garage to a ground floor bedroom at 8 Thistle Way, Southwater, aligns with both local and national planning policies. It enhances the livability of the property, promotes inclusivity and accessibility, and does not impact parking or amenities. The design will be in harmony with the existing property and comply with all relevant building regulations.

We respectfully request that the planning authority consider this application favorably, recognizing its contribution to sustainable development and the efficient use of existing residential space.

Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,

Hayley Poulton
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