Lawful Development Statement

Highgate, formerly Rusper Cottage, comprises a detached family dwelling, with a number of outbuildings and a large garden. One of the outbuildings is a double garage which is unused other than for a utility area. It has been on the site for well in excess of 20 years.

To make better use of this wasted space the owners would like to remove the garage doors and divide the internal space into usable spaces for storage and ancillary domestic purposes. The existing utility area would be moved to the front of the building and separated from the rest of the building.

Whilst I appreciate that the internal works do not amount to development, the external works fall within the scope of the General Permitted Development Order. In view of the cost of undertaking the external works my client is seeking a Certificate of Lawfulness for the proposed changes to the fenestration. For this I attach copies of the existing buildings elevations and floor area, together with the proposed elevations and floor plan.

If you require any further information to enable you to issue a certificate of lawfulness development for the changes please do not hesitate to contact me.

Jaye Ford Architecture, Ltd.

15/02/2024